

Brierley Avenue

West Parley, Ferndown, BH22 8PE



HEARNES

WHERE SERVICE COUNTS



“Substantially enlarged family home occupying a secluded West facing plot, measuring ¼ of an acre”

FREEHOLD PRICE £750,000

This substantially enlarged and extremely versatile four/five-bedroom, one bathroom, one shower room, two/three reception room detached family home has a 25ft x 21ft L shaped kitchen/breakfast/family room with bifold doors opening onto a 95ft private, secluded West facing rear garden. A front driveway provides generous off-road parking for several vehicles and in turn leads up to a detached garage.

The plot and position are two superb features of the property. The plot itself measures approximately ¼ of an acre. This fantastic 2,400 sq ft family home is nestled away down the end of a private road whilst conveniently approximately 500 metres from the amenities in West Parley.

The current owners have been in residence for 12 years and over the years have substantially enlarged the property along with carrying out a number of improvements. One of these improvements was installing solar panels which are owned outright therefore substantially reducing electricity bills and also providing an income.

- **Four/five bedroom detached chalet style family home**

Ground floor

- 25ft entrance hall
- 25ft x 21ft **dual aspect kitchen/breakfast/family room**. Incorporates ample work surfaces with a good range of base and wall units with underlighting. The central island unit forming a breakfast bar and beautifully finished with a granite worktop and has an integrated 6 ring gas hob with pop-up Die Dietrich extractor fan, pop-up electrical points and integrated wine fridge. Within the kitchen there are integrated twin ovens, dishwasher, fridge freezer, a cupboard housing replacement wall-mounted gas fired Worcester boiler and Karndean flooring which continues through into the family area
- **Family area** with bifold doors leading out into the rear garden and patio along with an atrium style ceiling skylights flooding the fantastic space with lots of natural light
- **Dining area** with karndean flooring, ample space for dining table and chairs
- **Utility room**, recess and plumbing for washing machine, door that leads to outside and karndean flooring
- **Dual aspect lounge** with bay window to the side aspect, double glazed **French doors** to the front aspect and living flame contemporary gas fire
- Ground floor **double bedroom**/office enjoying a dual aspect with an excellent range of fitted wardrobes, drawers, cupboards and shelving
- **Double bedroom** with fitted wardrobes with sliding doors
- **Double bedroom** with double glazed bay window to the side aspect
- **Family bathroom/shower room** fitted in a contemporary style white suite to incorporate a panelled bath, large corner shower cubicle with chrome raindrop shower head and separate shower attachment, W/C and pedestal wash-hand-basin

First floor

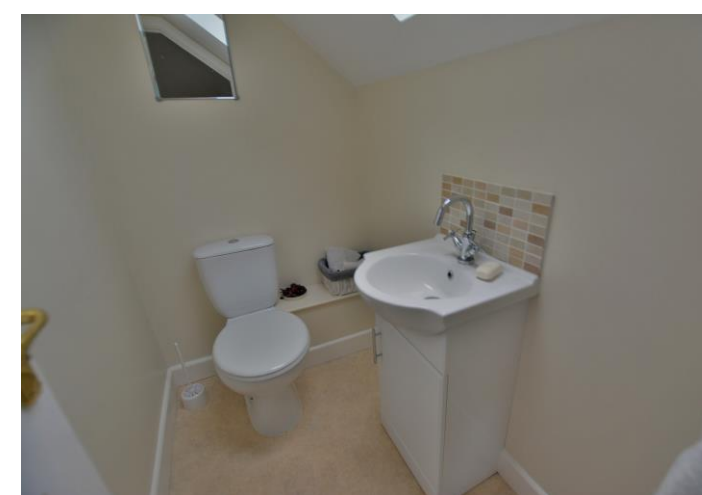
- 15ft by 14ft L shaped **master bedroom** with two fitted double wardrobes and two fitted single wardrobes
- **En-suite shower room** finished in a modern white suite to incorporate a separate shower cubicle with chrome raindrop shower head and separate shower attachment, W/C wash-hand-basin with vanity storage beneath and linen cupboard
- **Double bedroom** with fitted wardrobes
- **En-suite** cloakroom finished in a modern white suite

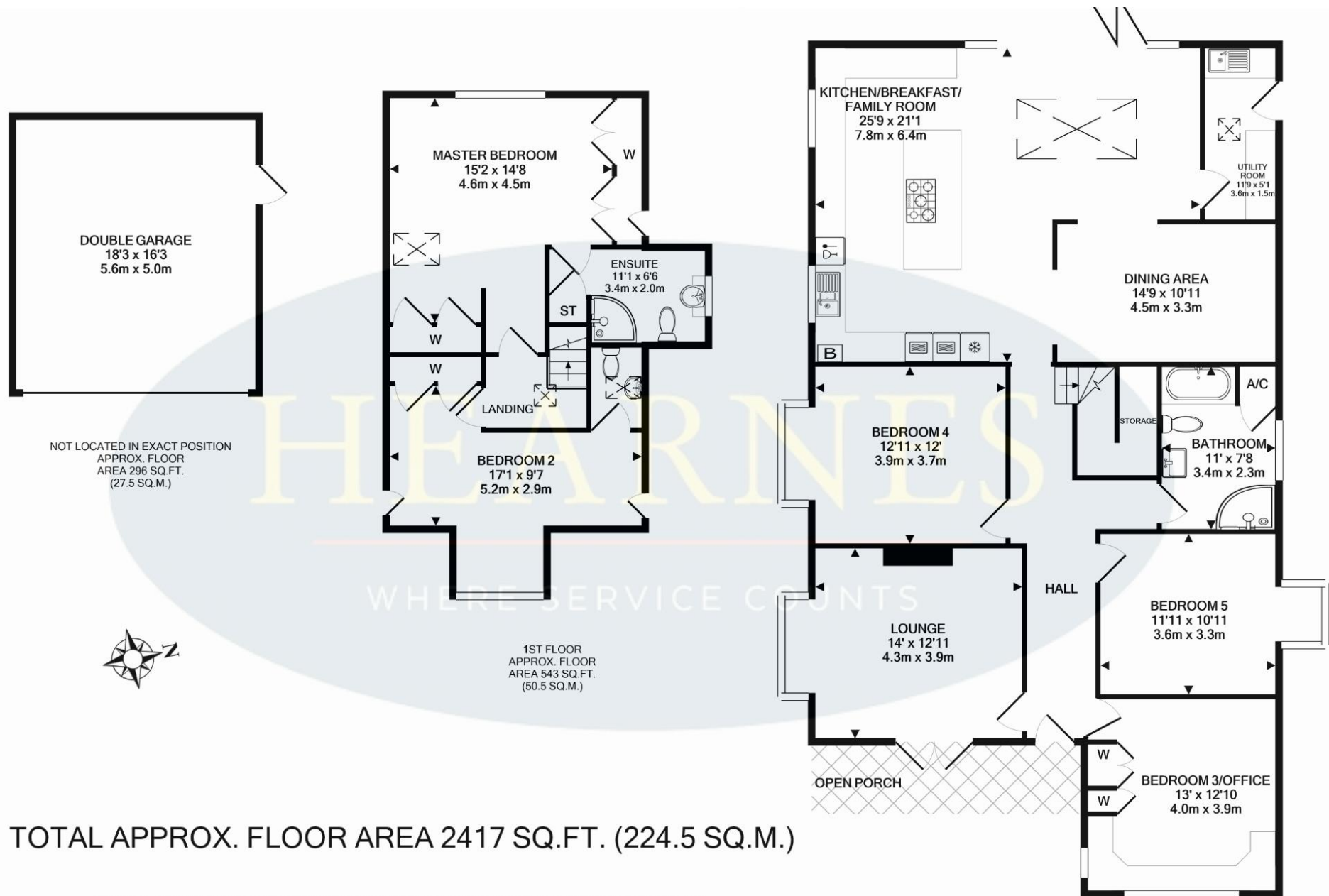
Further benefits include double glazing, replacement UPVS fascia's and soffits, gas fired central heating system and security alarm

COUNCIL TAX BAND: F

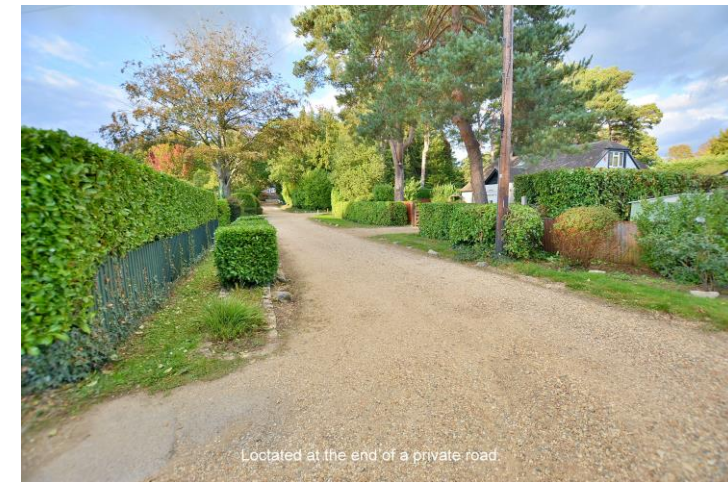
EPC RATING: C











Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a **Westerly** aspect and measures approximately 95ft x 60ft
- **Adjoining** the rear of the property there is a large Indian sandstone paved **patio area**, a block paved path that leads down to a **summerhouse** and then onto a **shed** with light and power and a **greenhouse**
- There are two areas of **ornately shaped** and well-kept lawn
- The garden is stocked with **many attractive plants and shrubs**
- The front and side gravel driveway **provides generous off-road parking**
- The driveway leads up to a blocked paved side driveway, which in turn leads up to a **detached garage**
- **Detached garage** has a remote control up and over door, light and power and a side door

There are a good selection of amenities at West Parley to include Post Office, new supermarket, pharmacy and hairdressers. Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities



390 Ringwood Road, Ferndown, Dorset, BH22 9AU
Tel: 01202 890890 Email: ferndown@hearnes.com



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