



**Cammel Road  
West Parley, Dorset BH22 8SB**



# FREEHOLD PRICE

## £425,000

*“A beautifully finished and extended family home with a 45ft west facing garden”*

This superbly modernised and extended three bedroom link detached family home has a 45ft west facing enclosed garden, single garage and driveway whilst situated in a popular and convenient location within West Parley.

This light and spacious family home is immaculately presented and has well arranged accommodation with the principal rooms overlooking an enclosed westerly facing rear garden.

- **Three bedroom link detached family home**

**Ground floor:**

- Spacious **entrance hall**
- Re-fitted **cloakroom** finished in a modern white suite to incorporate WC, wash hand basin with vanity storage beneath
- 21ft **Lounge/dining room** enjoying a dual aspect with window overlooking the front garden and sliding patio doors leading out into a west facing rear garden
- Stunning **kitchen/breakfast room** with a maximum overall measurement of 18ft x 16ft. The kitchen incorporates ample worktops and breakfast bar, excellent range of high gloss base and wall units, integrated double oven, hob and extractor, space for American style fridge/freezer and plumbing, recess and plumbing for washing machine, integrated dishwasher, door leading out into the garden and internal door leading through into the garage

**First floor:**

- **Bedroom one** is a double bedroom with fitted floor to ceiling wardrobes with sliding doors
- **Bedroom two** is also a double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom three** is a good size single bedroom with a fitted double wardrobe
- **Family bathroom** refitted in a stylish white suite to incorporate panelled bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls

**Outside:**

- The **rear garden** faces a westerly aspect, is fully enclosed and measures approximately 45ft x 35ft. Adjoining the rear of the property there is a large, paved patio area enclosed by a low level wall. There is a good sized area of lawn and at the far end of the garden there is an area of artificial lawn forming a play area and a useful timber storage shed
- A **front driveway** provides off road parking and in turn leads up to a single garage
- **Single garage** has an up and over door, light and power and a door giving direct access into the property
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system

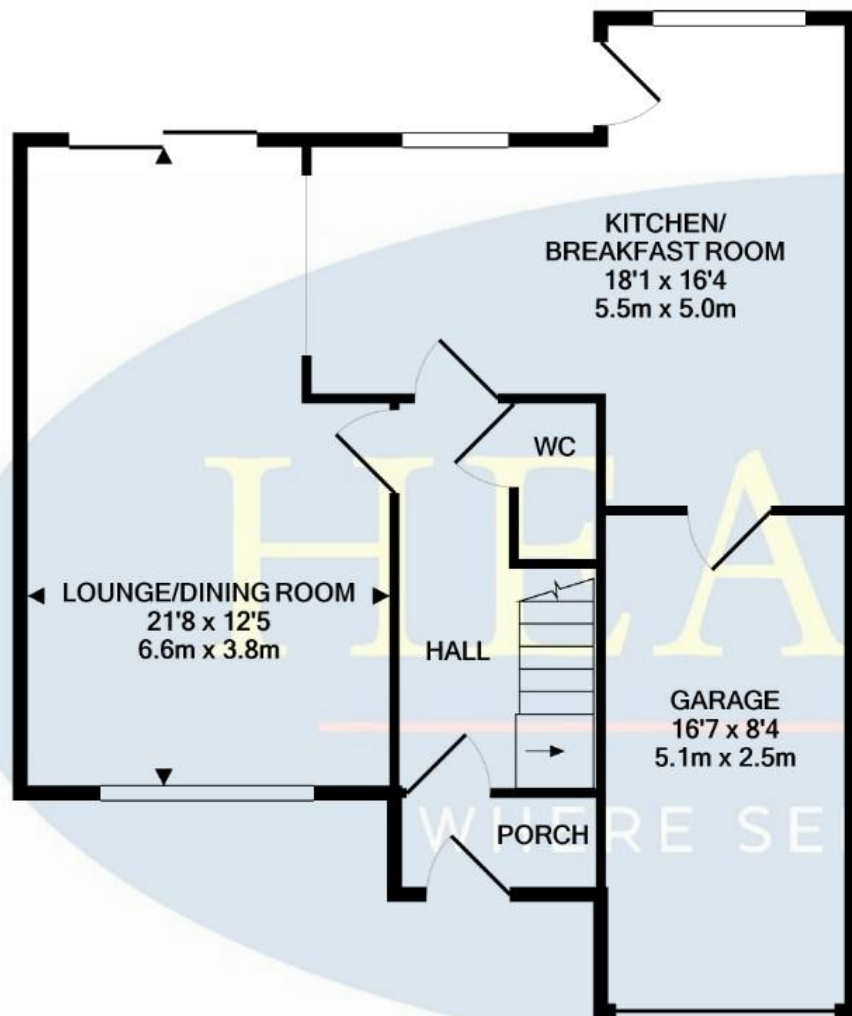
There is a small selection of amenities on Glenmoor Road approximately 700 metres away. Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: E**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 715 SQ.FT.  
(66.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1132 SQ.FT. (105.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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