



Crescent Walk, West Parley  
Dorset, BH22 8PZ

FOR SALE  
HEARNES  
01202 890890

# FREEHOLD

## GUIDE PRICE £800,000

**“Beautifully modernised family home with a one bedroom self-contained annexe on a 0.26 of an acre private plot”**

A recently modernised and extremely versatile three double bedroom, three bathroom detached chalet bungalow with a one bedroom self-contained annexe, a 75ft private and landscaped rear garden and a driveway providing generous off-road parking for several vehicles. Enjoying a sought after location within West Parley.

The property offers approximately 2,500 sq ft of light, spacious and versatile accommodation, with a large proportion of the ground floor accommodation adapted and modernised creating a one bedroom self-contained annexe. The main property has recently undergone a number of significant improvements, creating a flexible and stylish family home.

- Good sized **entrance hall** with a large under stairs storage cupboard
- Stunning 25ft recently refitted dual aspect **kitchen/breakfast room**
- **Kitchen area** which has been beautifully finished with extensive stone work surfaces, a stainless steel inset sink and glass splashbacks and an excellent range of integrated appliances to include a Neff oven and Neff combination microwave oven, induction hob with extractor hood above, Zanussi dishwasher and fridge/freezer and bi fold doors leading out to the conservatory
- **Breakfast area** with a double glazed window overlooking the front driveway and a large central island unit also finished with a stone work surface which continues round to form a five seater breakfast bar with storage beneath, an integrated wine cooler and a recess for two additional fridges
- Fully double glazed **conservatory** enjoying glorious views over the private and landscaped rear garden
- Impressive **20ft Lounge** with a Victorian style coal effect living flame gas fire and surround creating an attractive focal point in the room and double glazed sliding patio doors leading out to the landscaped rear garden
- **Ground floor double bedroom** benefitting from fitted floor to ceiling wardrobes with sliding doors
- **En-suite shower room** finished in a stylish white suite to incorporate a separate shower cubicle, wc, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Two double bedrooms**, one of which has three fitted double wardrobes whilst the other has a walk in wardrobe
- **Shower room** finished in a stylish white suite to incorporate a separate shower cubicle, wc, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Newly installed **main family bathroom/shower room** finished in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, shower cubicle, chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wall-mounted wash hand basin with vanity storage beneath and integrated sensor LED lighting

### Annexe

- Accessed via the main entrance hall and has its **own private entrance**
- **Lounge** with double glazed sliding patio doors leading out to the rear garden
- **Kitchen/breakfast room** incorporating an integrated Zanussi oven, hob and extractor, recess and plumbing for a dishwasher, breakfast bar and a tiled floor
- **Bedroom** with an excellent range of fitted bedroom furniture to include two double wardrobes, three single wardrobes, drawer storage, bedside cabinets and cupboards over the bed recess
- **Bathroom/shower room** refitted in a contemporary white suite to incorporate a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, a separate shower cubicle and a tiled floor
- 
- 
- The rear portion of the garage has been converted to create a **study**, whilst the front portion of the garage remains for useful storage with a metal up and over door
- Recently **landscaped rear garden** which is a particular feature of the property as it offers an excellent degree of seclusion, measures approximately 75ft x 70ft and has a newly laid porcelain paved patio area extending the full width of the property, with matching steps leading down to a large expanse of newly laid lawn. In the far corner of the garden there is a useful timber storage shed
- Landscaped **front garden** incorporating a block paved front driveway providing **generous off-road parking** for several vehicles and a raised area of newly laid lawn
- Double glazing, UPVC fascias and soffits with integrated lighting and a gas-fired central heating system

Amenities at West Parley are located approximately ½ a mile away, whilst Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre less than 1.5 miles away.

**COUNCIL TAX BAND: F**

**EPC RATING: D**

**ANNEX COUNCIL TAX BAND: A**

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



Annexe lounge



Annexe Kitchen/Breakfast Room

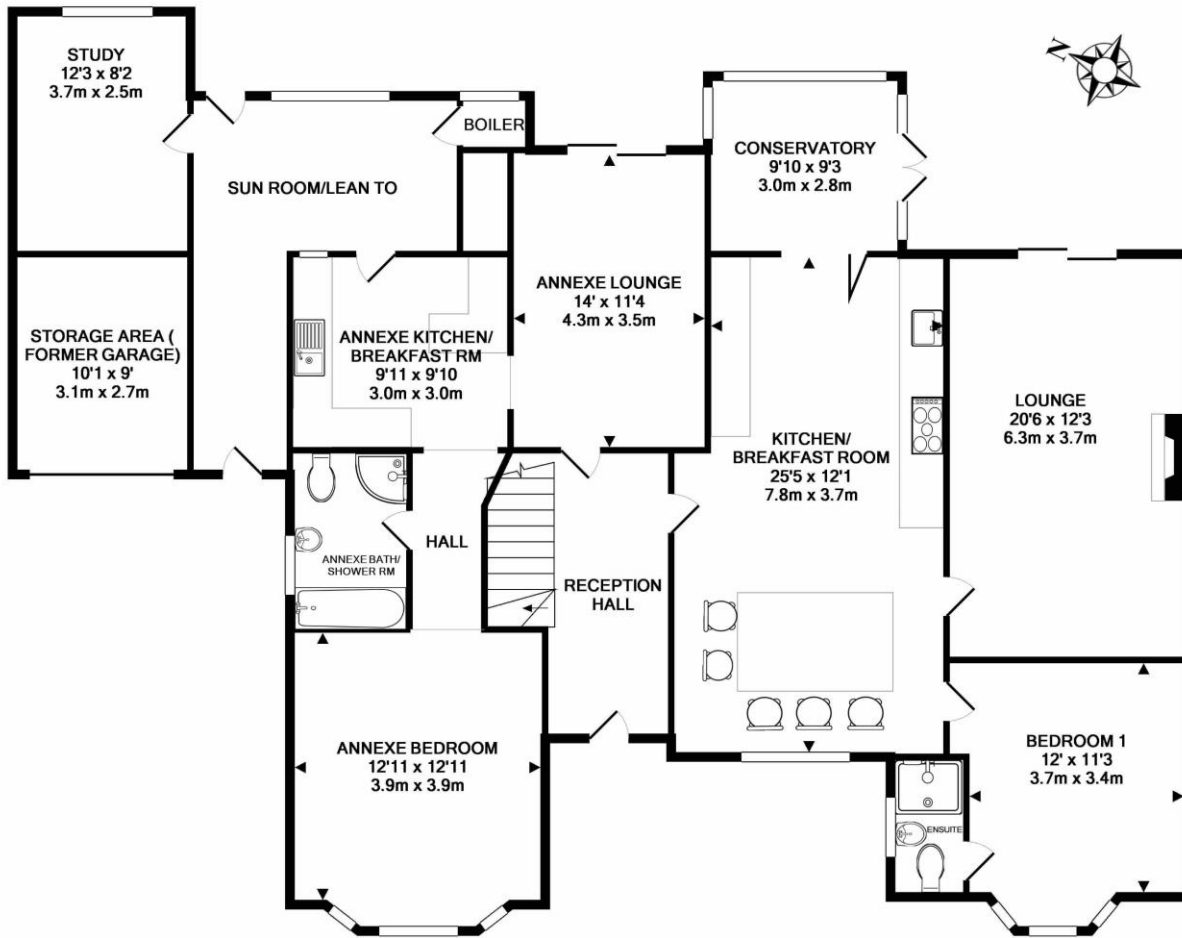


Annexe Bedroom

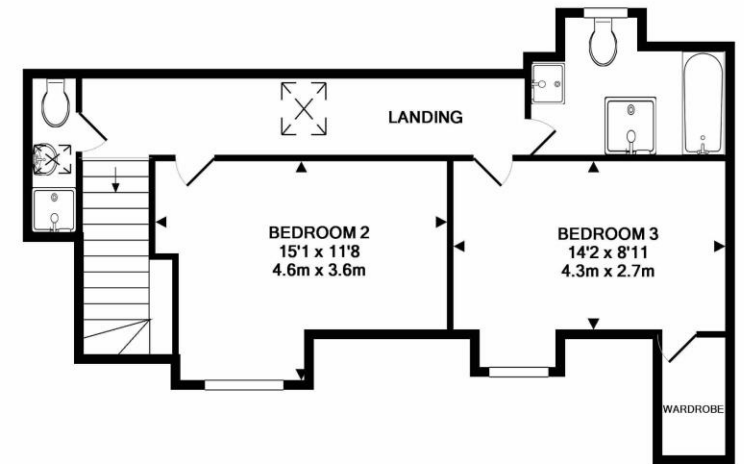


Annexe Bath/Shower Room





GROUND FLOOR  
APPROX. FLOOR  
AREA 1915 SQ.FT.  
(177.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 532 SQ.FT.  
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2447 SQ.FT. (227.3 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.  
Made with Metropix ©2019





**HEARNES**

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU

Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE