



HEARNES

WHERE SERVICE COUNTS

**Hadrian Close, West Parley
Dorset, BH22 8RQ**

FREEHOLD PRICE

£475,000

This immaculately presented and extended three double bedroom detached bungalow occupies a large and private south facing plot with an 80ft private rear garden, detached single garage and generous off-road parking. Enjoying a peaceful cul-de-sac location in a sought after location within West Parley.

The current owner has lived in the property for circa 57 years and over this time has lovingly maintained the property, along with extending the living accommodation. The property has an enormous amount of scope and potential to be enlarged and enhanced and comes to the market offered with no onward chain.

- 14ft **Spacious entrance hall** with a double coat cupboard and cupboard above
- 25ft Triple aspect **lounge/dining room**, the lounge area has an exposed brick feature fireplace with brick built display shelves either side, whilst the dining area has windows overlooking the stunning private rear garden and a double glazed door leading out to the patio area
- **Kitchen/breakfast room** also enjoying a pleasant outlook over the private south facing rear garden, with a recess for all appliances, a breakfast table and chairs, a double airing cupboard and a door leading out to the outer lobby
- In the outer lobby there is a **utility cupboard** with a wall-mounted gas-fired boiler and a recess and plumbing for a washing machine
- **Bedroom one** is a large double bedroom benefitting from fitted wardrobes, a fitted dressing table and bedside cabinets, as well as a built in floor to ceiling wardrobe with mirrored sliding doors
- **Bedrooms two and three** are both double bedrooms, bedroom three has a fitted wardrobe with a cupboard above
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose and pedestal wash hand basin
- Separate **cloakroom** with wc
- The **rear garden** is without doubt a superb feature of the property as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately **80ft x 40ft**. The garden incorporates a paved patio area, a large area of lawn surrounded by many attractive plants and shrubs and at the far end of the garden there is a useful timber storage shed, all enclosed by mature hedge and fencing
- A front and side driveway provides **generous off-road parking** for several vehicles, with an area of side driveway leading down to a detached single garage
- **Detached single garage** with light, power, a side window and a metal up and over door
- Further benefits include double glazing, UPVC fascias and soffits and a gas-fired central heating system
- Offered with **no onward chain**

There are a small selection of amenities at West Parley less than 1 mile away. There are also a selection of amenities on Glenmoor Road approximately ½ a mile away, whilst Ferndown's town centre is approximately 1.5 miles away and offers an excellent selection of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: E

EPC RATING: D

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.

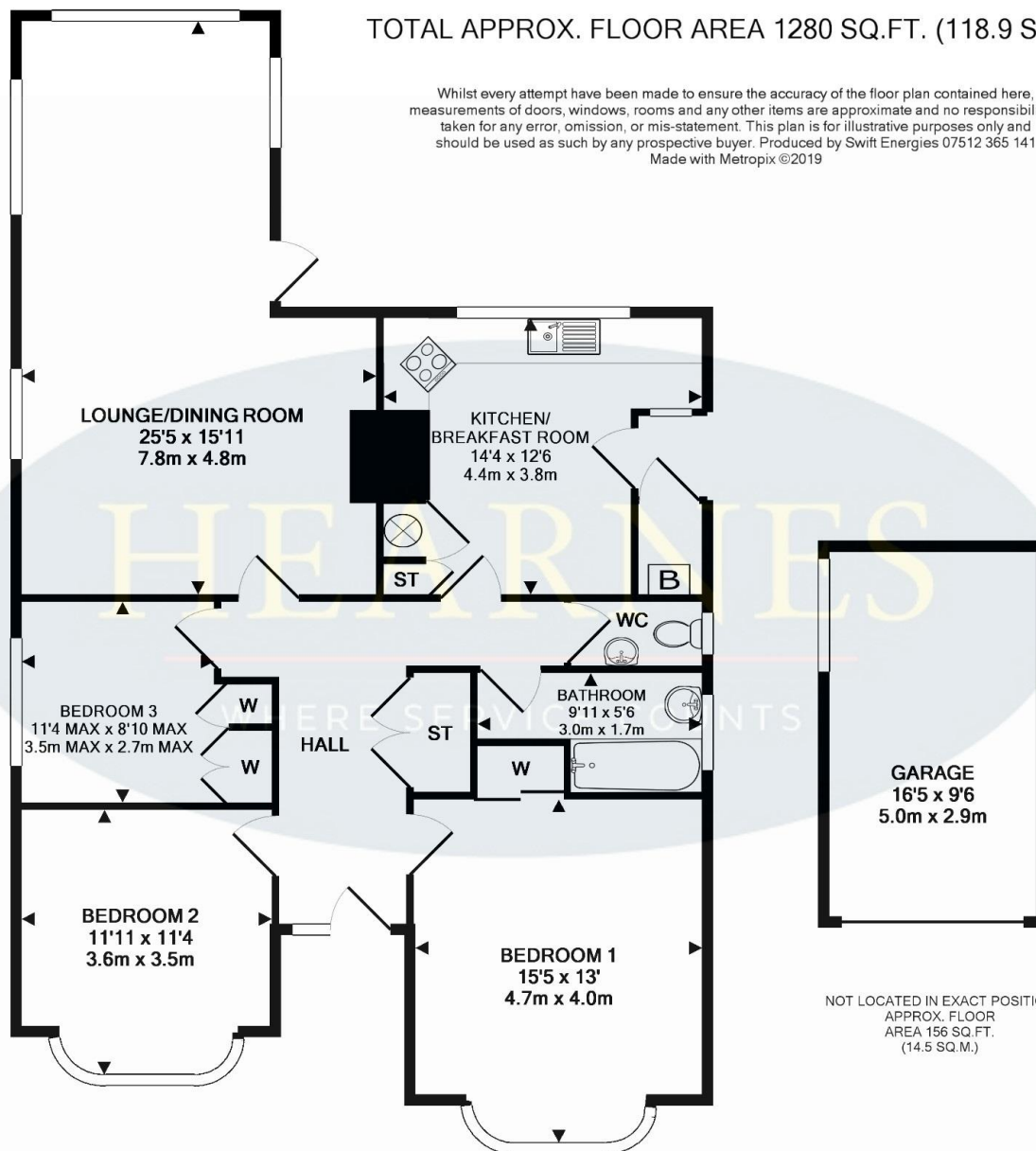
“An extended and detached bungalow with an 80ft private south facing garden”





TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 1123 SQ.FT.
(104.4 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

