

# Chine Walk

West Parley, Dorset, BH22 8PR



**HEARNES**

WHERE SERVICE COUNTS







# ***“A most attractive and extremely versatile 2,700 sq ft family home with a detached double garage occupying a private plot measuring in excess of ½ an acre”***

**FREEHOLD PRICE £780,000**

This most attractive and extremely versatile four double bedroom, three bathroom, three reception room, detached chalet bungalow has a detached double garage, in-and-out driveway providing generous off road parking for several vehicles, a west facing 130ft enclosed rear garden whilst sitting proudly on a secluded plot measuring in excess of ½ an acre.

## **The Property**

### **Ground Floor**

- Impressive 37ft **Entrance hall**
- 23ft x 18ft Dual aspect L-shaped **stunning kitchen/breakfast room/dining room**
- Modernised **kitchen/breakfast area** incorporating ample work surfaces, a good range of base and wall units, central island unit forming a breakfast bar with storage beneath, one and a half bowl stainless steel sink unit plus drainer, integrated oven, induction hob with extractor canopy above, integrated tall fridge and freezer, integrated dishwasher and a double glazed window overlooking the front garden
- **Dining area** with ample space for dining room table and chairs and double glazed French doors leading out into the rear garden
- Light and spacious 18ft **Dual aspect lounge** with a living flame coal effect gas fire and surround creating an attractive focal point in the room, a double glazed window to the front aspect and double glazed French doors leading out onto the side garden and patio
- **Dining room/family room** with a double glazed window to the front aspect and exposed brick open fireplace
- **Box room/snug** with fitted shelving, a window overlooking the rear garden and an airing cupboard
- **Office/study** with a double glazed window to the side aspect
- Large **utility room** with ample work surfaces, a wall mounted gas fired boiler, recess and plumbing for washing machine, stainless steel sink unit plus drainer and a double glazed door leading out to the rear garden
- Two generous sized **ground floor double bedrooms**
- Beautifully finished, large **ground floor family bathroom** finished in a stylish white suite to incorporate an oversized bath with mixer taps and shower hose, wall mounted wash hand basin, WC, fully tiled walls and flooring

### **First Floor**

- Large **dual aspect double bedroom** with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and drawer storage
- **En-suite shower room** re-fitted in a contemporary white suite to incorporate a large shower cubicle with a separate shower attachment and chrome raindrop shower head, pedestal wash hand basin, fully tiled walls and flooring
- **Additional double bedroom** enjoying a dual aspect with access into the eaves for useful storage and a **walk-in wardrobe**
- **En-suite shower room** incorporating an oversized walk-in shower area with separate shower attachment and chrome raindrop shower head, WC, pedestal wash hand basin, double linen cupboard, fully tiled walls and flooring
- Further benefits include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system

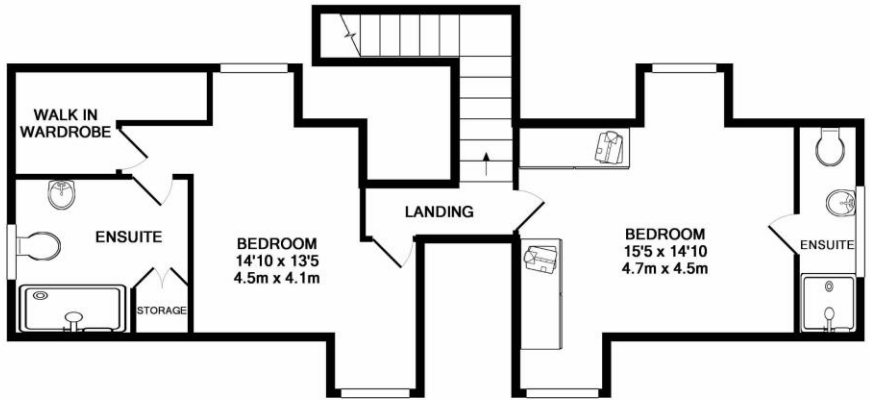
**COUNCIL TAX BAND: G**

**EPC RATING: E**







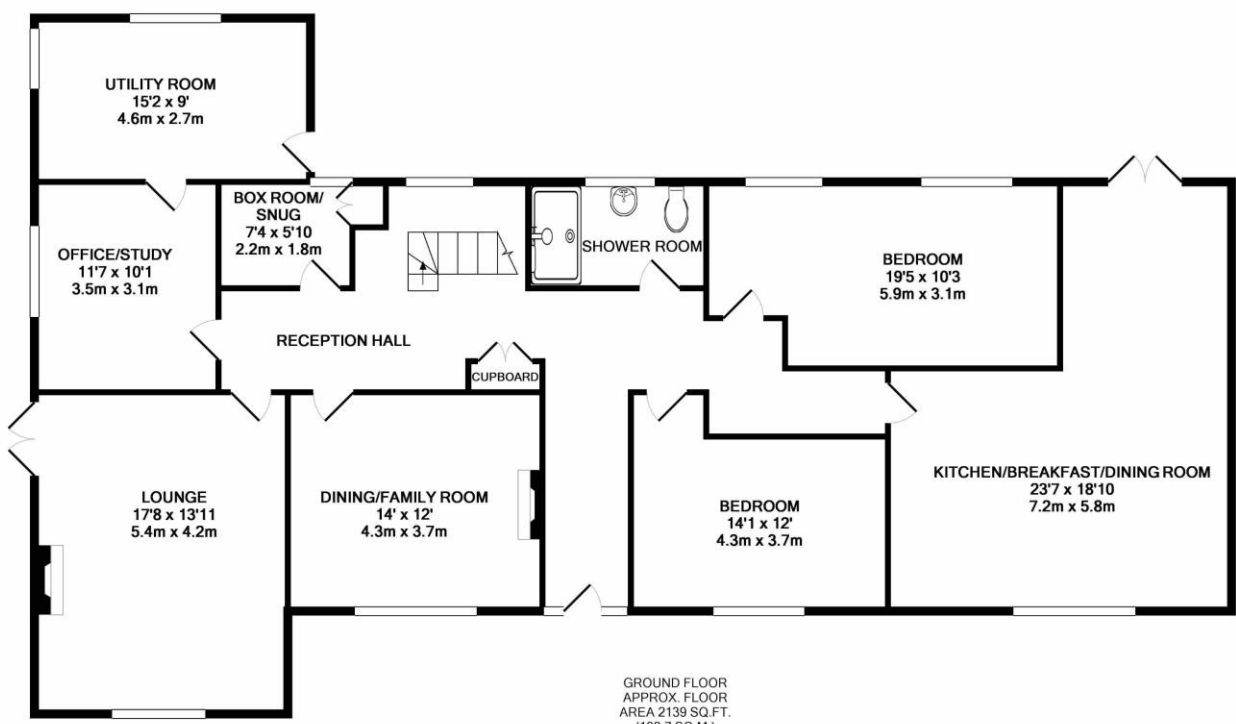


TOTAL APPROX. FLOOR AREA 2776 SQ.FT. (257.9 SQ.M.)

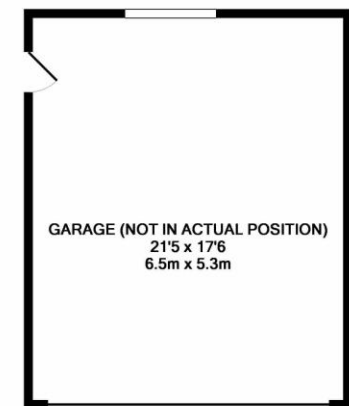
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR  
APPROX. FLOOR  
AREA 638 SQ.FT.



GROUND FLOOR  
APPROX. FLOOR  
AREA 2139 SQ.FT.  
(198.7 SQ.M.)



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.









## Outside

- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, faces a **westerly aspect**, measures approximately 130ft x 90ft and is mainly laid to lawn, surrounded by mature shrubs and fencing
- Adjacent to the rear of the property there is a paved patio area with a block paved path continuing round to a private area of side garden where there is an additional patio and pond
- Adjoining the rear of the garage there is a decked seating area with inset hot tub (this hot tub is open for separate negotiation)
- At the far end of the garden there are two timber storage sheds and a greenhouse
- Double wooden gates open to give vehicle access for an area suitable for **storage of a boat or caravan**
- There is a good sized area of front lawn which is bordered by mature plants, trees and shrubs
- A wooden five bar gate opens onto an in-and-out driveway which provides **generous off-road parking** for several vehicles and in turn leads up to a detached double garage
- **Detached double garage** with a remote controlled up-and-over door, light and power, useful eaves storage and a rear personal door

There are a small selection of amenities at West Parley approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away. Ferndown also has a Championship golf course on Golf Links Road.





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