



**HEARNES**

WHERE SERVICE COUNTS

**Fitzpain Close, West Parley  
Ferndown, Dorset, BH22 8SE**



# FREEHOLD PRICE

## £385,000

This extended and well-presented four-bedroom, two reception room, detached family home has a 40ft West facing garden, single garage and driveway. Situated in a pleasant cul-de-sac location.

The property has been extended on the ground floor creating a playroom/breakfast room, located off of the kitchen/dining room. The generous sized West facing garden and cul-de-sac location are two superb features. Fitzpain close is located in a popular and sought-after location within West Parley.

### • Four-bedroom detached family home

#### Ground floor

- Entrance **porch**
- Entrance **hall**
- **Ground floor cloakroom** re-fitted in a contemporary white suite to incorporate a W/C, wash-hand-basin with vanity storage beneath and tiled floor
- 20ft **lounge** enjoying a dual aspect with windows overlooking the front garden, French doors leading out onto the rear garden/patio and living flame contemporary fire with limestone surround
- 15ft **kitchen/dining room** incorporating work surfaces, a good range of base and wall units, integrated oven, hob and extractor, recess plus plumbing for washing machine, cupboard housing a wall-mounted gas fired boiler, under stairs cupboard, space for fridge/freezer, ample space for dining table and chairs and window overlooking the rear garden
- **Playroom/breakfast room** with window overlooking the rear garden and door giving access

#### First floor

- First floor **landing**
- **Three double bedrooms**
- **Single bedroom**
- **Family bathroom** finished in a white suite to incorporate a panelled bath with mixer taps, shower hose and shower over, pedestal wash-hand-basin and W/C
- **The rear garden** faces a Westerly aspect, measures approximately 40ft x 35ft and is fully enclosed. Extended in the width of the property there is a good-sized paved patio area, the remainder of the garden is predominantly laid to lawn
- **The front driveway** provides off-road parking for approximately two vehicles and in turn leads up to a single garage
- **Single garage** has a metal up and over door
- **Further benefits** include replacement double glazing and a gas fired central heating system with replacement boiler

There is a small selection of amenities on Glenmoor Road approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities

Ferndown's town centre is located approximately 1.5 miles away

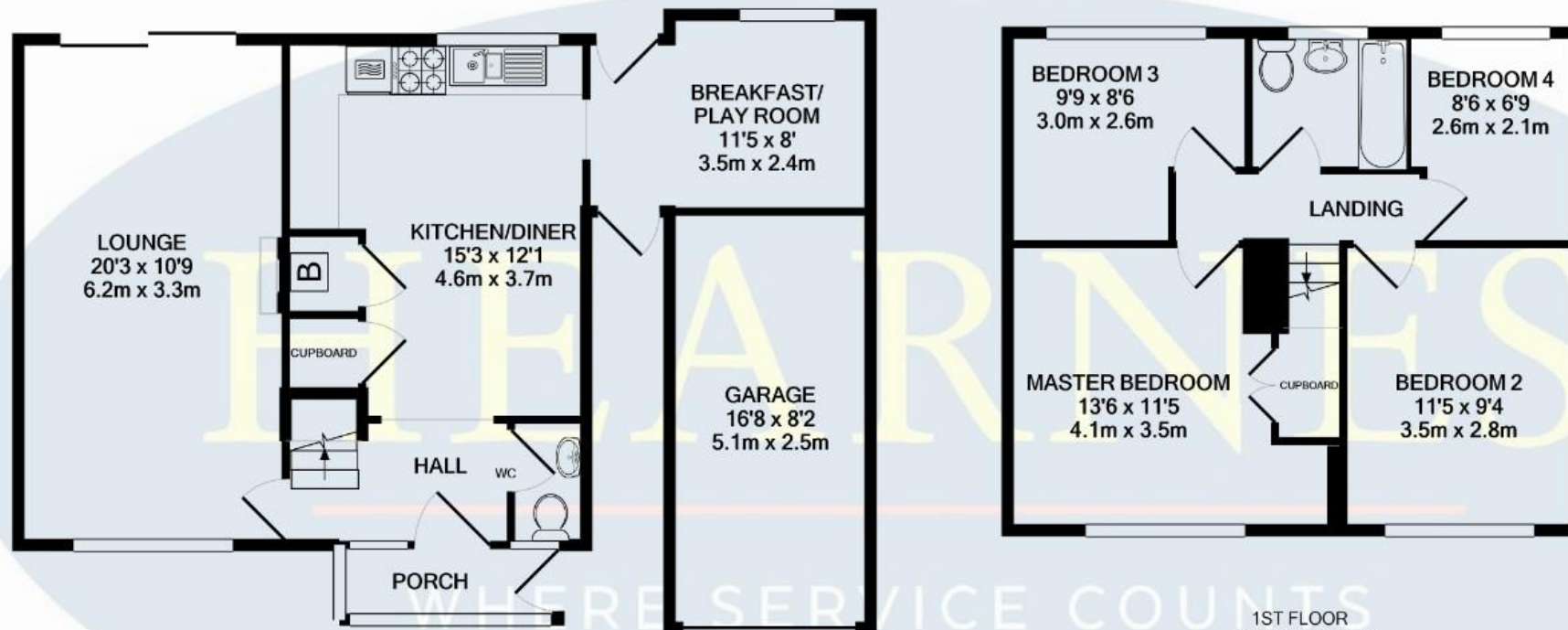
COUNCIL TAX BAND: D

EPC RATING: D

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

## *“A family home with a 40ft West facing garden situated in a pleasant cul-de-sac location”*





**TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.9 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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