



Oak Close, West Parley
Dorset, BH22 8UA

FREEHOLD PRICE

£425,000

“An impeccably presented and modernised bungalow with a 60ft private rear garden”

This deceptively spacious and beautifully modernised two double bedroom, two bathroom detached bungalow has a large double glazed lounge, 60ft private rear garden, detached single garage and generous off-road parking for several vehicles. Situated in a peaceful and sought after cul-de-sac location within West Parley.

- **Large reception hall** with original parquet flooring which continues throughout the majority of the bungalow
- Good sized **separate dining room** with double glazed French doors leading out to the lounge
- **Newly constructed lounge** which is fully double glazed, has two radiators allowing for this room to be used all year round, a blue glass tinted self-cleaning roof and double glazed French doors leading out to the immaculately kept private rear garden
- Refitted modern **dual aspect kitchen/breakfast room** incorporating ample work surfaces and a breakfast bar, an excellent range of high gloss base and wall units, AEG integrated double oven, induction hob, integrated dishwasher, washing machine and fridge, with a double glazed door leading out to the garden
- **Master bedroom** which is a large double bedroom enjoying triple aspect
- **En-suite shower room** refitted in a stylish white suite to incorporate a separate shower cubicle with a chrome raindrop shower head and a separate shower attachment, wall-mounted wash hand basin with vanity storage beneath, wc and a tiled floor
- **Guest bedroom** which is also a large double bedroom enjoying a triple aspect with two fitted single wardrobes and a useful storage cupboard
- Refitted **main family shower** room finished in a stylish white suite to incorporate a walk in shower area with chrome raindrop shower head and separate shower attachment, wc, floating wall-mounted wash hand basin and a tiled floor
- **Rear garden** offering an excellent degree of seclusion, is fully enclosed and measures approximately 60ft x 45ft. The garden incorporates paved patio areas, a decked seating area, a central area of lawn and well stocked shrub borders and flower beds. Also within the garden there is a useful timber storage shed
- Large area of **front garden** which has been landscaped for ease of maintenance
- Side driveway providing **generous off-road parking** for several vehicles and in turn leads down to a detached garage
- **Detached garage** with a metal up and over door, light, power and a side door, whilst the rear portion of the garage is used as a garden store
- Double glazing, UPVC fascias and soffits and a new gas-fired central heating system with a **replacement Worcester boiler**, new electrics and plumbing
- Offered with **no onward chain**

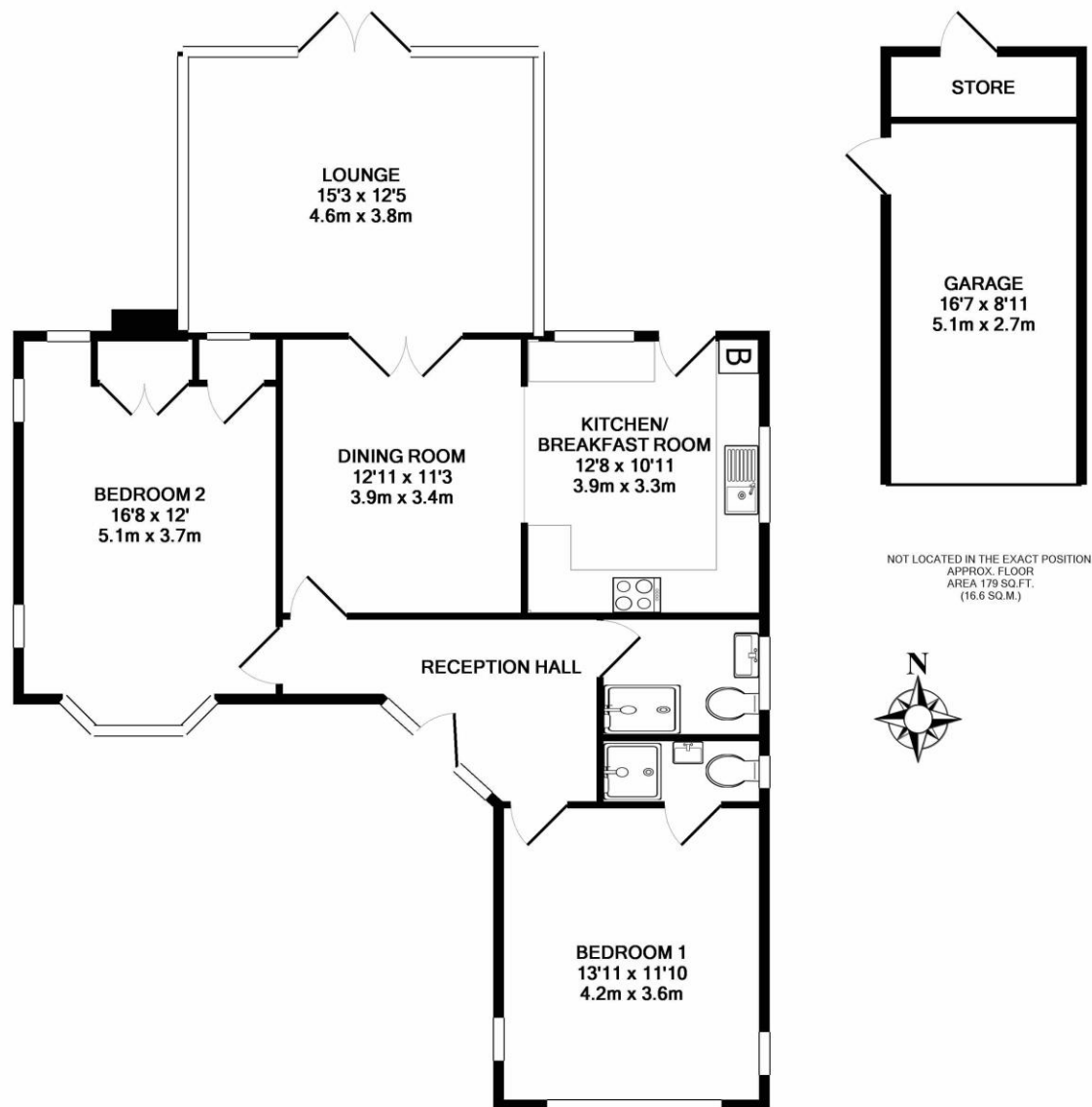
There are a small selection of amenities in West Parley, approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: D

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





GROUND FLOOR
APPROX. FLOOR
AREA 1033 SQ.FT.
(95.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 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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