



New Road West Parley, FERNDOWN BH22 8EN

Offers in the region of £450,000

- Convenient non estate location
- Exceptionally well presented chalet
- Generous established plot
- Recently extended and modernised
- Four/Five large bedrooms
- Stylish kitchen/breakfast room
- No forward chain

www.edwardstates.com

T: 01202 855595

A: 404 Ringwood Road Ferndown
Dorset BH22 9AU

E: info@edwardstates.com



An exceptionally well presented, recently extended and modernised four/five bedroom detached chalet with a good sized 90' x 40' rear garden enjoying a convenient non estate location 330 meters from West Parley shopping parade.

Feature arched entrance with inset double glazed front door welcomes you into an impressively spacious entrance hall where you immediately get an excellent first impression of the high standard of decor and design running throughout the property with smooth plastered ceilings with inset chrome spotlights. The living room enjoys a dual aspect with window to front and two further side windows ensuring this is a light and bright living space with the naturally coved and smooth plastered ceiling and original features such as picture rails.

The kitchen breakfast room has a stylish range of modern units with roll top work surfaces and matching return. We have a 5 ring gas burner with cooker hood over and an electric oven and grill, appliance space for fridge and then a window and double glazed rear door leads into the double glazed sun lounge providing views over the rear garden. The kitchen is complemented by a separate utility room which is fully

tiled with appliance space for a washing machine and also housing the wall mounted gas fired boiler.

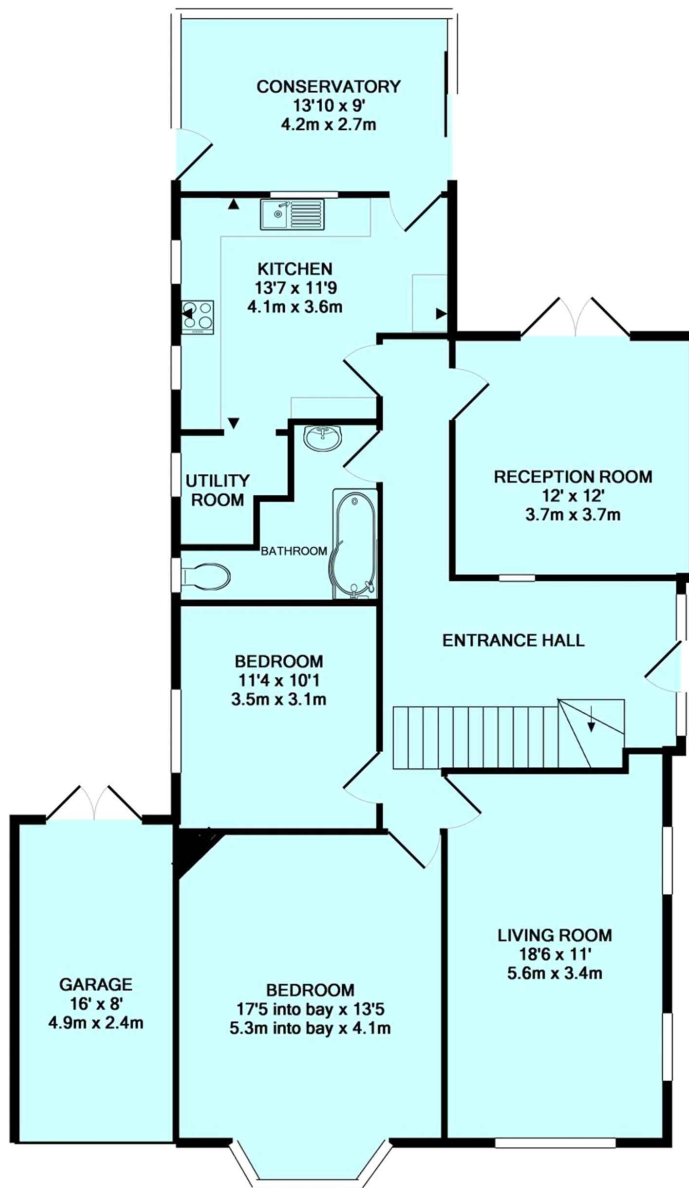
There is a separate dining room/bedroom five which has double glazed French doors leading out onto timber decking and the rear garden. There are two generous double bedrooms on the ground floor serviced by the full tiled luxurious family bathroom with a modern three piece white suite with a 'P' shaped bath with shower attachment over and fitted glass side shower screen.

Upstairs you can find a generous master bedroom which has a feature triangular window to the front aspect and then there is a further double bedroom. These two bedrooms are serviced by a second luxurious fully tiled bathroom with a modern three piece white suite with another 'P' shaped bath with shower attachment over and fitted glass side shower screen.

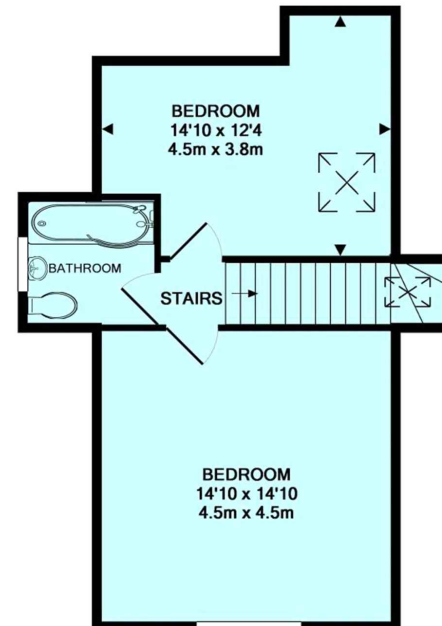
Outside to the front the property is approached via wrought iron entrance gates and a driveway providing turning and parking for numerous vehicles and also leads you to an attached single garage which has an up and over door to the front and then we have double timber doors opening to provide drive through access to the rear, power and light. There are well established shrubs to the front boundary which provide screening and privacy from the road. Access down either side of the property to the rear garden. The rear garden is a particular feature of this property being of a generous size being approximately 75ft deep by 40ft wide. There is a timber decked sun terrace area immediately adjacent to the house and the conservatory and further paved patio area with the remainder of the garden laid mainly to lawn, with stocked shrubs to the borders all fully enclosed with fencing and enjoying a southerly aspect with a high degree of privacy.

EPC Rating - D

Council Tax Band - E



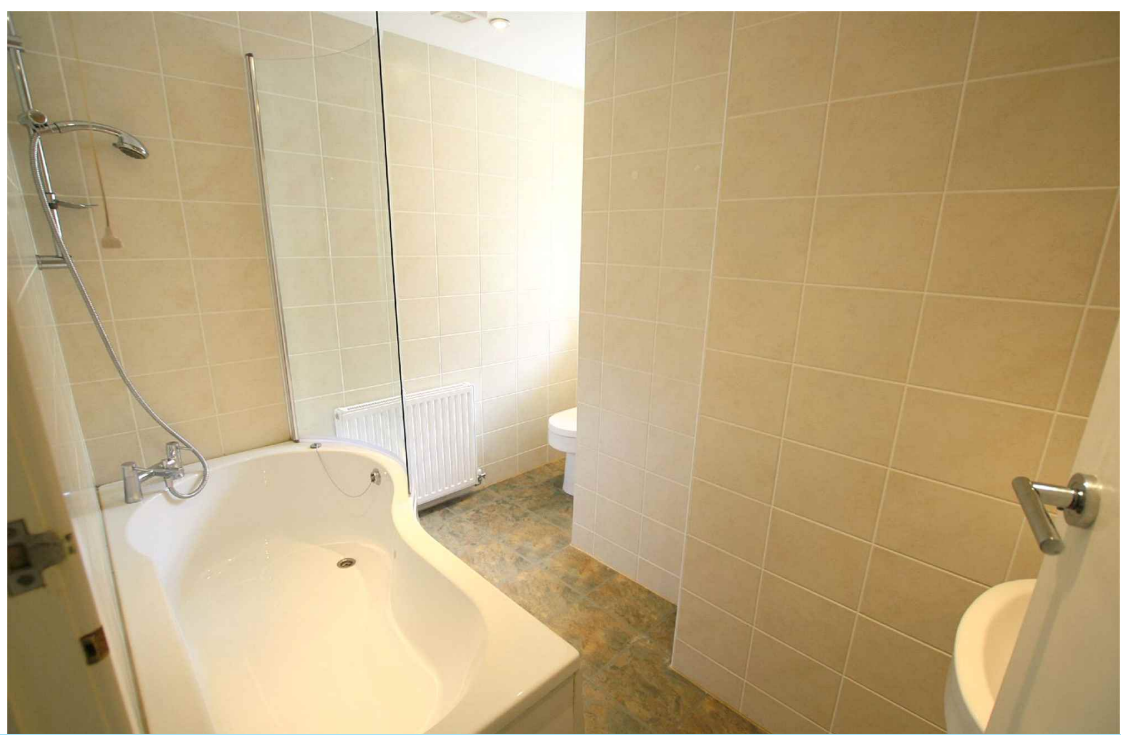
GROUND FLOOR
APPROX. FLOOR
AREA 1357 SQ.FT.
(126.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1821 SQ.FT. (169.2 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 ©2016





PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



EDWARDS

E S T A T E A G E N T S

A bespoke service for your property

Bournemouth T: 01202 555550 Ferndown T: 01202 855595 Wimborne T: 01202 842842 Verwood T: 01202 829777

London T: 0207 079 1515