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**Dudsbury Road, West Parley
Dorset BH22 8RA**

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FREEHOLD PRICE £800,000

An extremely spacious, extended and most attractive four double bedroom, four bathroom character property that has been beautifully modernised in a contemporary style. Sitting centrally on a large and private plot of approximately 1/3 of an acre, in a prestigious location within West Parley.

The property has been substantially enlarged creating a superb kitchen/dining room/family room which is the hub of this wonderful family home. The kitchen area has been beautifully finished with extensive granite work surfaces incorporating a breakfast bar with inset sink. There is a recess for a Range cooker with extractor hood above, space for an American style fridge/freezer, wine cooler and an integrated dishwasher with a tiled floor which continues through into a good size and useful utility room and into the family area/dining room. The family area/dining room has two sets of double glazed French doors leading out onto a decked seating area with a further double glazed side door leading out onto a large patio. The entrance hall has Karndean flooring which continues through to the lounge and study. The lounge enjoys a triple aspect with a double glazed window to the front aspect, two double glazed windows to the side aspect and a double glazed bay window and French doors leading out onto the garden and patio. The dining room is currently being used as a study and has an array of fitted office furniture including shelves, drawers and desk. Also on the ground floor there is a cloakroom finished in a modern white suite.

On the first floor landing there is a pull down loft ladder giving access to a 15ft loft room which has two double glazed windows and is partly prepared, ready to be used as required with the potential to be used as further accommodation (STPP). The master bedroom enjoys a dual aspect having views over the front and rear garden and also having an excellent range of fitted bedroom furniture to include two double wardrobes, bedside cabinets, cupboards over the bed recess and drawer storage. There is an en-suite bathroom finished in a stylish white suite, incorporating panelled bath, mixer taps and shower attachment with fully tiled walls and flooring and underfloor heating. Bedroom two has a dressing area with fitted wardrobes and an en-suite shower room finished a stylish white suite, incorporating a double shower cubicle with chrome raindrop shower head, separate shower attachment and fully tiled walls and flooring. Bedroom three has a fitted wardrobes with sliding doors and an en-suite shower room which has also been refitted. Bedroom four has the use of a sumptuously appointed family bathroom incorporating an oversized bath with corner shower cubicle, fully tiled walls and flooring and underfloor heating.

The rear garden offers an excellent degree of seclusion is fully enclosed and measures approximately 100ft x 70ft. Adjacent to the rear of the property there is a large paved flagstone style patio area with an adjoining and raised decked seating area with steps leading down to a generous sized and well-kept area of lawn. At the far end of the garden there is a useful timber storage shed.

Newly installed electronically operated wrought iron gates provide an impressive approach to the property and open onto a front driveway providing generous off-road parking for several vehicles with an area of well-kept front lawn. Double wooden side gates open onto a further area of side driveway providing additional off-road parking and leading down to a detached garage.

The detached garage measures 23ft 5in x 13ft 6in, has a remote control up and over door, side door, double glazed window, eaves storage, light and power.

Dudsbury Road is renowned for being one of the most prestigious roads in the area, consisting of substantial detached residential properties of varying size, stature and style.

Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

Further benefits include double glazing, a gas fired central heating system, and security alarm.

COUNCIL TAX BAND: G

EPC RATING: D

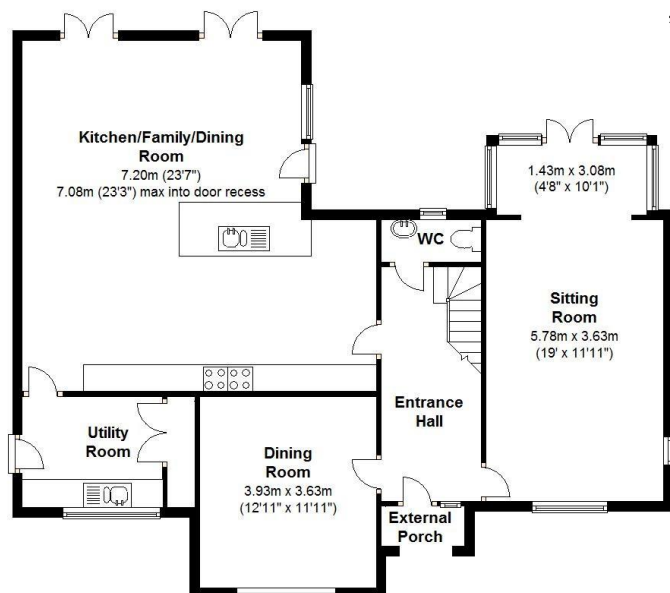
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





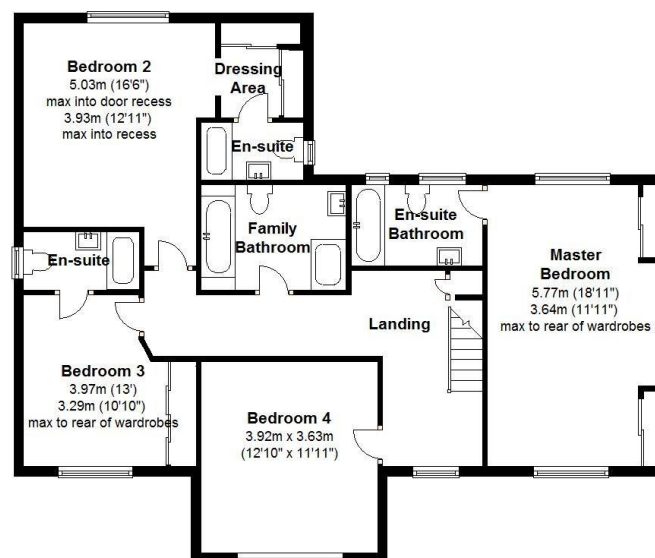
Ground Floor

Approx. 106.7 sq. metres (1148.8 sq. feet)



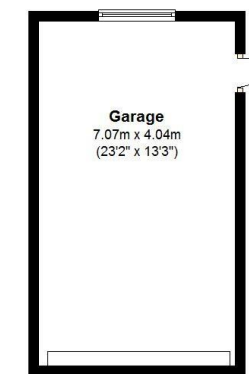
First Floor

Approx. 97.5 sq. metres (1050.0 sq. feet)



Garage

Approx. 28.6 sq. metres (307.4 sq. feet)



All measurements are approximate. Plans are not drawn to scale and are for illustrative purposes only. Any outbuildings and unheated spaces attached to the main property and are included in the floor grand total areas. Outbuildings may not be positioned correctly.

LJT Surveying Ringwood

Total area: approx. 232.8 sq. metres (2506.3 sq. feet)







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