



## 2 Mansfield Close

West Parley, Ferndown, BH22 8QP

**Guide price £400,000**



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**\* MOTIVATED VENDORS \*** This well presented, light and spacious three-bedroom detached house has been recently modernised and is located within the popular West Parley area. Situated close to excellent local schooling (Parley First School) and local amenities.

Entry to the property is via the ground floor which leads to the entrance hall. The entrance hall has doors leading to the lounge/diner and kitchen, a cupboard and stairs leading to the first floor. The contemporary kitchen benefits from a range of wall and base units with ample work surfaces. Integrated appliances include an oven with hob and extractor fan, washing machine and a dishwasher with space for a fridge/freezer. A door leads from the kitchen on to the private rear garden which benefits from shrub borders and a fence surround.

The light open plan lounge/diner is benefits from UPVC double glazed windows to the front aspect and a set of UPVC double glazed doors which lead on to the private rear garden.

On the first floor, there are three bedrooms (two doubles and a single). The master bedroom is located at the front of the property with a UPVC double glazed window to the front aspect. The second double bedroom is at the rear of the property and also benefits from a UPVC double glazed window overlooking the rear garden. The third bedroom is at the front of the property and benefits from a UPVC double glazed window.

The shower room has tiled walls, a frosted double

glazed window to the rear aspect, with walk in shower tray and glass screen, wash basin with vanity unit and heated towel rail. The WC has part tiled walls, a frosted double glazed window to the rear aspect and a WC.

Internally the property boasts new double glazing installed in 2022, a gas 'Combi boiler' providing central heating throughout. Externally, the property benefits from front and rear gardens allowing you to enjoy all aspects of the property.

There is a driveway providing off-road parking which leads to a garage. The garage measures 2.48m (8'1) W x 5.17m (16'9) L and benefits from an up and over door door along with mains power supply and lighting.

This is a great family home with no onward chain.

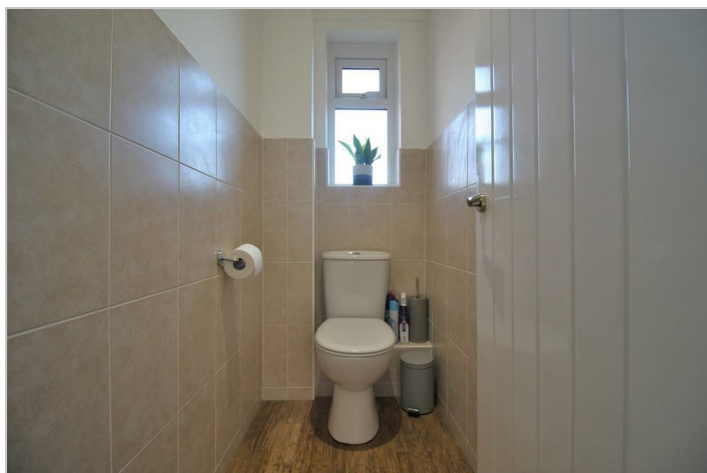
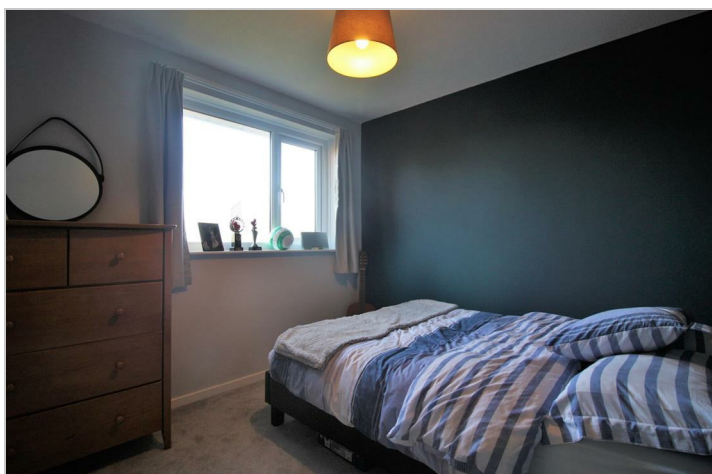
The property is conveniently located in the popular West Parley location of the BH22 postcode. Local shops and amenities can be found on Glenmoor Road. Ferndown high street is within close proximity along with bus services. Local primary and secondary schools are close by including Parley first and Ferndown first, middle and upper. The popular Ferndown golf course is a short distance away along with woodland walks.

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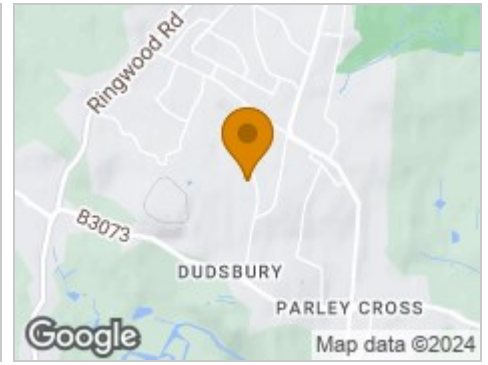
## Road Map



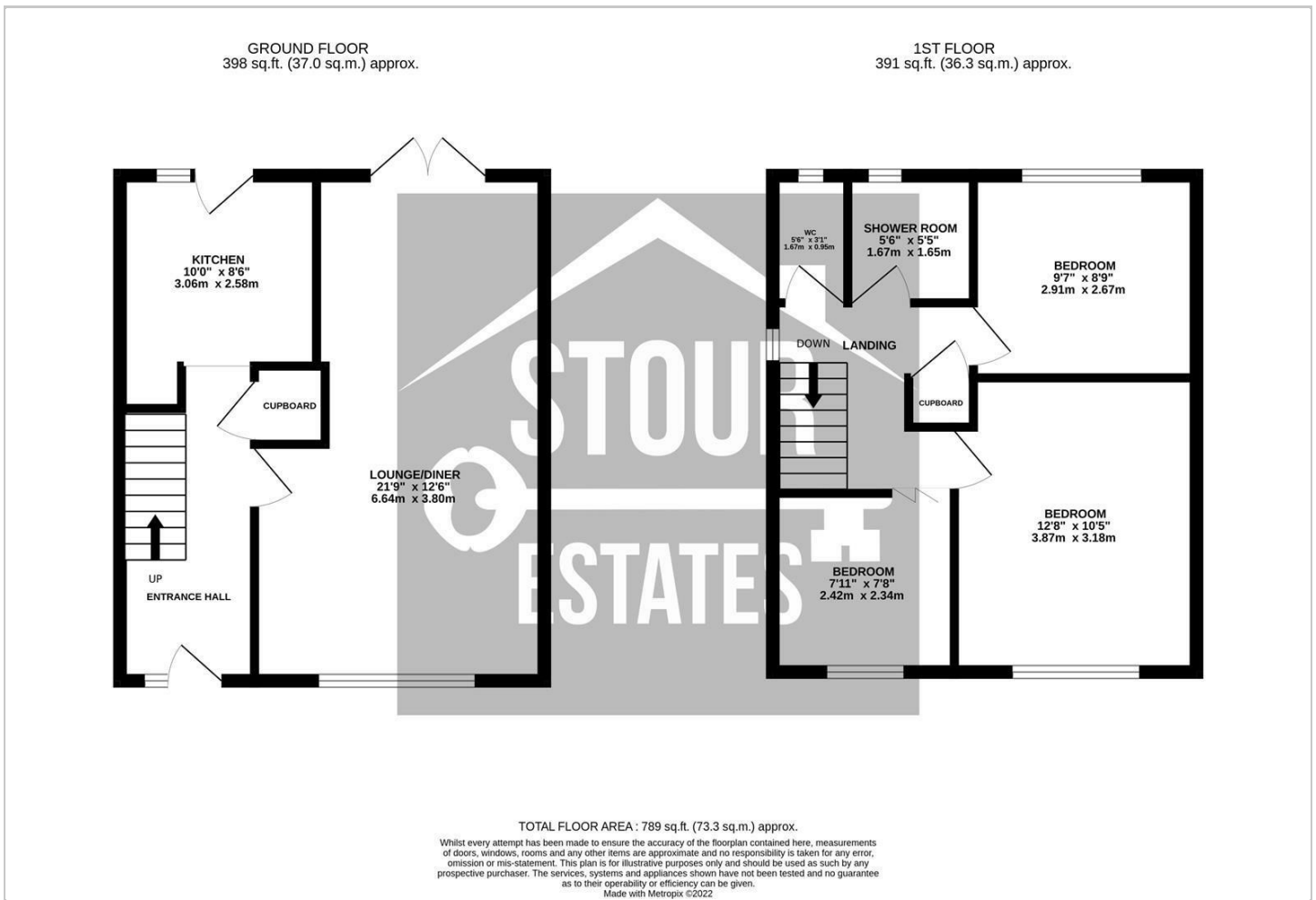
## Hybrid Map



## Terrain Map



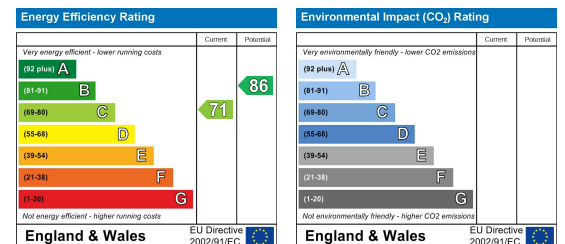
## Floor Plan



## Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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