



38 Mags Barrow

West Parley, Ferndown, BH22 8PD

Asking price £599,950





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The property is spacious with four large bedrooms and enjoys a highly desirable location with the benefit of a south facing garden.

Ground floor: Spacious entrance hall with stairs leading to the first floor, oak and glass balustrade, airing, coat and under stairs cupboards. Lounge with an attractive focal point of the room is the log effect remote control gas fire with marble surround. The kitchen/dining room which has recently been refitted incorporating ample work surfaces which continues round to form a breakfast bar, good range of base and wall units, integrated double oven, induction hob and extractor canopy above, space for fridge/freezer, recess plus plumbing for dishwasher, windows offering a pleasant outlook over the private garden.

Sun room/garden room can be used all year round as it has radiators and is flooded with lots of natural light and has an atrium style lantern ceiling sky light. French doors leading out into the rear garden. Two ground floor double bedrooms and a family bathroom incorporate a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, fully tiled walls.

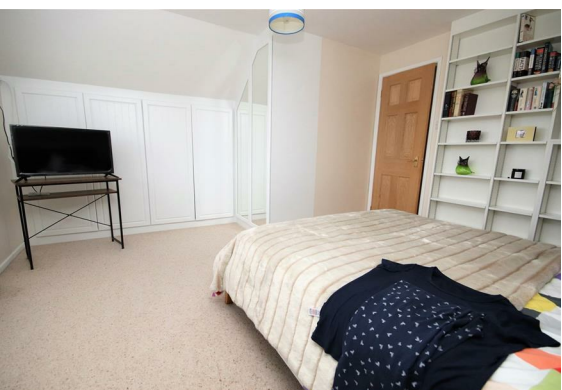
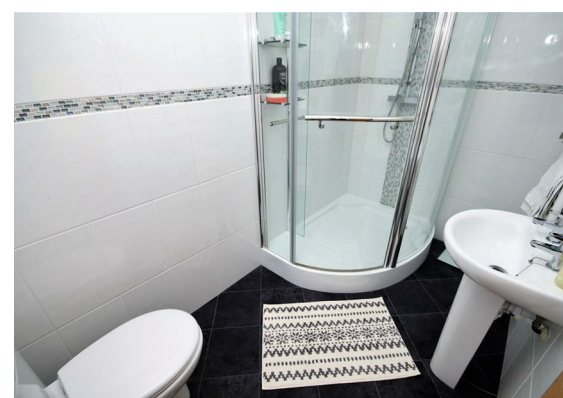
First floor: Bedroom one is a large double bedroom with three fitted double and a single wardrobe. Bedroom two is also a large double bedroom benefitting from three double wardrobes and fitted shelving.

Outside: The rear garden is without doubt a superb feature of the property as it offers an excellent degree of seclusion, faces a south westerly aspect. Steps lead up through the garden to an upper area of lawned garden where there is a log store. The garden itself is stocked with many attractive plants and shrubs. Also within the garden there is a green house and timber storage shed. A side path leads round to a side gate.

A front block paviour and gravelled driveway provides off road parking for approximately three vehicles. The front garden is stocked with many attractive plants and shrubs.







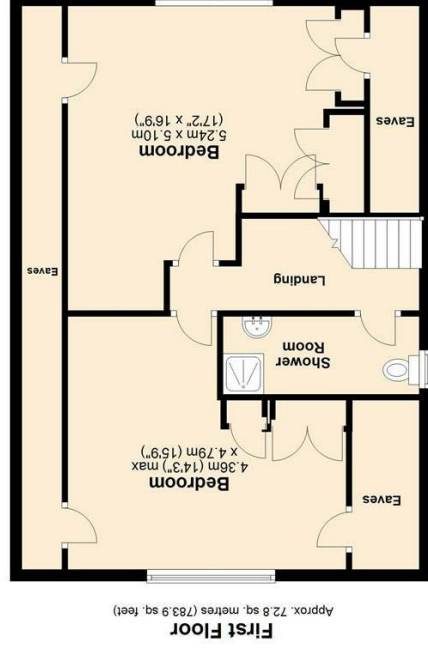
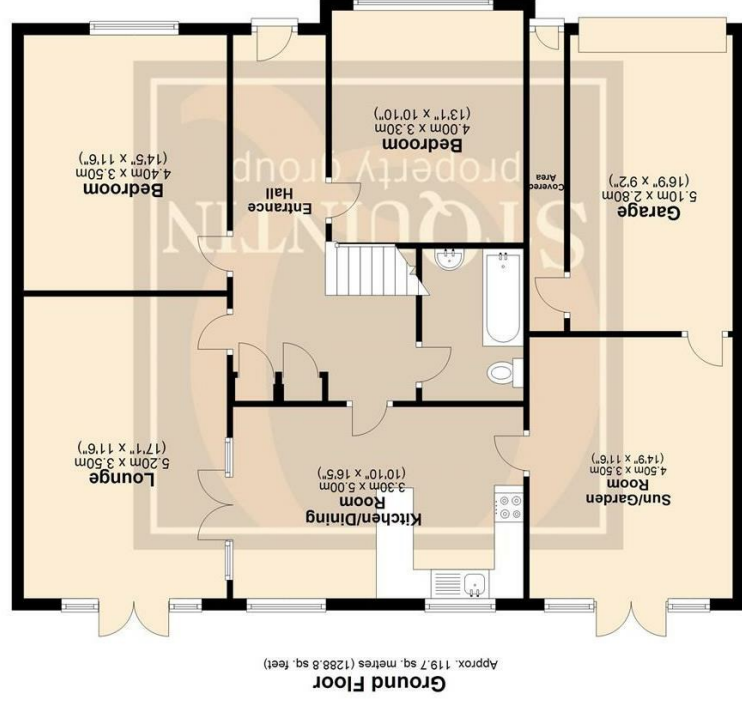
- Lounge  
17'0" x 11'5" (5.20 x 3.50)
- Kitchen/Dining Room  
10'9" x 16'4" (3.30 x 5.00)
- Sun/Garden Room  
14'9" x 11'5" (4.50 x 3.50)
- Master Bedroom  
17'2" x 16'8" (5.24 x 5.10)
- Bedroom 2  
14'3" x 15'8" (4.36 x 4.79)
- Bedroom 3  
14'5" x 11'5" (4.40 x 3.50)
- Bedroom 4  
13'1" x 10'9" (4.00 x 3.30)
- Garage  
16'8" x 9'2" (5.10 x 2.80)



## Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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Total area: approx. 192.6 sq. metres (2072.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error. Omission or misstatement. 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.

Plan produced using PlanItUp.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	59
Potential	80

