



Connells

Dudsbury Road
West Parley Ferndown



Property Description

Connells Estate Agents are proud and excited to have been entrusted with instructions to market this prestigious detached family home which has been the subject of extensive and intelligent remodeling and now features; Reception Hall, Sitting Room, Fitted Kitchen / Family Room, Dining Room, Study or Bedroom 5, Utility Room and a Shower Room on the ground floor. Upstairs offers Master Suite with Balcony / Terrace, Guest Suite, Two Further Bedrooms and a Family Bathroom. There is ample Driveway Parking and a Garage to the front and the rear garden features a fabulous raised patio with steps to a lawned garden.

Entrance

Secure entrance door and obscured double glazed windows. The entrance door leads to the reception hall.

Reception Hall

15' 2" x 9' 1" plus entrance to the kitchen (4.62m x 2.77m plus entrance to the kitchen)
Wood effect laminate flooring. Galleried landing. Radiator. Panel door leads to the sitting room.

Utility Room

8' 3" x 4' 10" (2.51m x 1.47m)
Double-glazed door to the rear garden. Matching range of base and eye-level cabinets providing cupboard space. Inset composite sink unit with a swan neck mixer tap. Space and plumbing for a washing

machine. Further appliance space. Wood effect laminate flooring.

Sitting Room

21' x 13' plus the inglenook extending to 15' 2" (6.40m x 3.96m plus the inglenook extending to 4.62m)

A triple aspect room with double-glazed window to the front aspect, double-glazed French doors lead to the patio and garden beyond and two feature double glazed stained glass leaded light windows to the side aspect. Wood effect laminate style flooring. Two double panel radiators.

Kitchen / Family Room

25' 1" x 8' 10" in the dining area extending to 11' 5" (7.65m x 2.69m in the dining area extending to 3.48m)

The kitchen area is fitted with a matching range of base and eye level cabinets providing cupboard and drawer space in a gloss white finish. There is an inset single bowl composite sink unit with a swan neck mixer tap. Inset four plate induction hob with a stainless-steel canopy style extractor over and stainless-steel back. Twin eye-level multi-function electric ovens. Integrated dishwasher. Work-tops with complimentary matching splash-backs. There is a peninsular unit with integrated breakfast bar. Inset ceiling down-lighters. The family area is double-aspect with double-glazed windows to the side aspect and bi-folding, double-glazed doors to the patio and garden beyond. Double panel radiator. Wood effect, laminate flooring. Door to the utility room.

Second Reception

13' 5" x 11' 7" (4.09m x 3.53m)

Double-glazed windows to the front aspect. Wood effect laminate flooring. Radiator.

Study Or Bedroom 5

10' x 9' (3.05m x 2.74m)

Double-glazed window to the rear aspect. Radiator and wood effect laminate flooring.

Downstairs Shower Room

Obscured double-glazed window to the rear aspect. Fitted with a matching three-piece white suite comprising corner shower enclosure with sliding curved glazed doors, wall-mounted, thermostatic shower with a monsoon head and hand shower attachment. In-vanity wash hand basin with a single lever mixer tap, cupboards under and close coupled WC. Fitted chrome ladder towel radiator. Ceramic tiled walls and wood effect laminate flooring.

First Floor Landing

Two ceiling mounted light tunnels bring natural light to the area. Built-in cupboard housing the recently fitted pressurised hot water system which has provision to add additional inputs such as from a solar collector. Separate built-in airing cupboard with slatted shelves. Radiator

Main Bedroom Suite

13' x 11' 3" extending to 15' 8" (3.96m x 3.43m extending to 4.78m)

Double glazed French doors to the rear aspect leading to the spectacular raised terrace which has a glass and stainless steel

balustrade and affords views across the garden and rooftops. Composite decking and two wall light points. Radiator. Door to en-suite shower room.

En-Suite

Obscure double-glazed window to the rear aspect. Fitted with three-piece white suite comprising double shower enclosure with glazed sliding doors. Wall mounted thermostatic shower with a monsoon head and hand shower attachment. In-vanity wash hand basin with a single lever mixer tap and close coupled WC. Ceramic tiled walls. Wood effect laminate flooring and a chrome towel radiator. Inset led down-lighters.

Guest Suite

14' 3" in to Gable Dormer x 9' 11" plus the door recess (4.34m in to Gable Dormer x 3.02m plus the door recess)

Double-glazed gable window to the front aspect. Radiator. Door to en-suite shower room.



En-Suite Shower Room

Obscured double glazed window to the rear aspect. Fitted with a three-piece white suite comprising corner shower enclosure with sliding curved glazed doors, wall-mounted thermostatic shower with a monsoon head and hand shower attachment, in-vanity wash hand basin with a single lever mixer tap and cupboards under and close coupled WC. Fitted chrome ladder towel radiator. Ceramic tiled walls and wood effect laminate flooring.

Bedroom Three

11' 7" x 11' 4" (3.53m x 3.45m)









Total area: approx. 182.1 sq. metres (1960.3 sq. feet)

To view this property please contact Connells on

T 01202 861 677
E ferndown@connells.co.uk

37 Victoria Road
 FERNDOWN BH22 9HT

EPC Rating: E

Tenure: Freehold

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Property Ref: FDN304950 - 0016