



Connells

Longfield Drive
West Parley Ferndown



Property Description

Spacious detached family home located in the sought after area of West Parley, Ferndown, Dorset. This substantial home benefits from a gated entrance that opens on to the shingle drive, front garden and further gates to the detached garage and large rear garden. Good broadband connection.

On the ground floor there are two good size reception rooms. A generous kitchen/diner with double glazed sliding doors leading out to the rear garden. A utility room. Ground floor shower room. The hallway houses the stairs leading to the upper floor. The upper floor houses four double bedrooms one with en-suite and the family bathroom.

The secure rear garden is private with mature shrubs and trees with a patio area and mainly laid to lawn. There is also a good size shed, greenhouse and playhouse

Entrance Hall

Double glazed front door with double glazed floor to ceiling windows to either side of the door. Radiator and carpet flooring. Consumer unit. Archway leading in to the hallway. Feature portal window to the dining room. Carpet flooring and stairs rising to the upper floor.

Shower Room Ground Floor

The three piece white suite comprising of an enclosed tiled shower cubicle with glass doors. Wash hand basin with mixer tap inset to vanity unit with storage under. Close coupled WC inset to vanity unit. Radiator. Ceramic tiled flooring.

Lounge

23' 7" x 11' 5" (7.19m x 3.48m)

Large lounge with dual aspect double glazed windows to the front and rear aspect with fitted shutters. Radiator and carpet flooring. Ceiling light point. TV and telephone point. Brick built feature fireplace with wooden mantel with double glazed windows to either side.

Dining Room

11' 6" x 14' 5" in to bay (3.51m x 4.39m in to bay)

Well appointed room with a double glazed bay window to the front aspect with fitted shutters. Portal window and double glazed obscured window to the side aspect. Coving to ceiling, Ceiling light point with ceiling rose. Wall lights and carpet flooring.

Kitchen / Diner

18' in to cupboard x 10' 10" (5.49m in to cupboard x 3.30m)

Obscured double glazed window to the side aspect with double glazed sliding doors to the rear garden. Fitted kitchen with a range of wall, base and drawer units with worksurfaces over. One and a half sink/drain unit . Integral electric fan assisted oven. Gas hob with extractor over. Integral dishwasher and fridge/freezer. Under counter lights. Ceiling inset spotlights. Radiator and tiled flooring. Brick built island with with worksurfaces over and an integral wine rack.

Utility Room

6' x 6' 7" (1.83m x 2.01m)

Accessed from the kitchen. Double glazed door to the rear aspect. Space and plumbing for a washing machine. Space for a fridge/freezer. Base units with worksurfaces over. Ceramic tiled flooring. Obscured double glazed window.

Landing

Stairs rising up from the hallway. Double glazed window to the front aspect with fitted shutters. Carpet flooring. Cupboard currently utilised as a step-in-wardrobe.

Bedroom One

11' 6" x 15' in to bay (3.51m x 4.57m in to bay)

Double glazed bay window to the front aspect with Fitted shutters. Radiator. Fitted bedroom furniture. Carpet flooring. Ceiling light point.

Ensuite

Obscured double glazed window to the side side aspect. Corner shower unit. WC inset to vanity unit. Wash hand basin. Part tiled walls. Carpet flooring. Heated towel rail. Fitted mirror.

Bedroom Two

11' 4" max x 13' 7" max (3.45m max x 4.14m max)

Double glazed windows to the front aspect with fitted shutters. Laminate flooring. Fitted wardrobes with spotlights. Radiator.

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)

Double glazed window to the rear aspect. Integrated wardrobes and cupboards. Radiator. Carpet flooring.

Bedroom Four

10' 10" x 9' (3.30m x 2.74m)

Double glazed window to the rear aspect. Carpet flooring. Radiator.

Bathroom

Obscured double glazed window to the rear aspect. Tiled wall and carpet flooring. Three piece suite comprising enclosed steel bath with shower over, pedestal wash hand basin and WC.

Outside

Front Garden

Mature hedges border this delightful home with a gated shingle driveway and lawn area. There are a further set of gates leading to the detached vaulted garage with access to the rear garden.

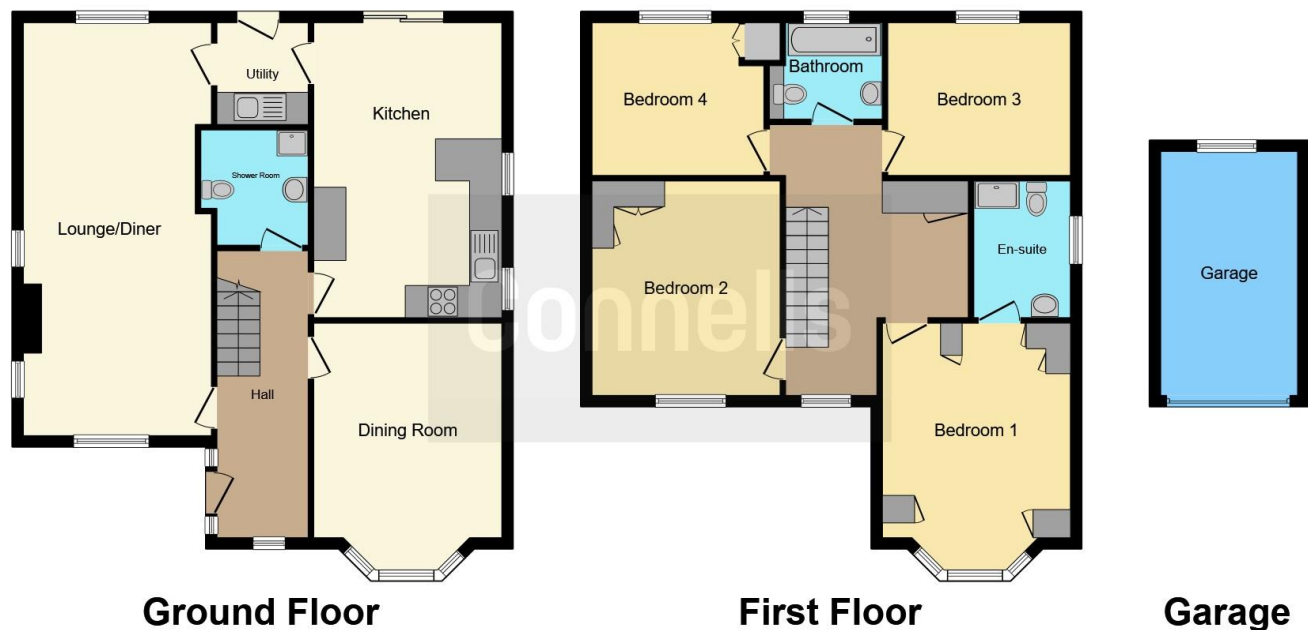
Rear Garden

Private spacious secure rear garden predominantly laid to lawn with many mature trees and shrubs including a silver birch. Paved patio area and shingle path leading along the garden. There is a large shed, playhouse and green house that will be staying with the property.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D

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Tenure: Freehold



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