



Connells

Ellesfield Drive
West Parley Ferndown



Property Description

Modernised to an immaculate standard is this spacious airy 3 bedroom detached bungalow in the sought after area of West Parley.

Comprising of 3 double bedrooms, master with En Suite, 19ft large open plan living space and a large low maintenance westerly facing garden to enjoy sunlight for most of the day.

West Parley offers a small array of amenities nearby and Ferndown offering a huge range of shopping, leisure and recreational facilities less than 1.5 miles away.

Entrance Hall

Double glazed front door with wooden flooring, doors to all rooms and 3 x storage cupboards 1 for electrics and 1 for the boiler.

Kitchen/ Dining Room

20' 1" MAX x 9' 6" INTO RECESS (6.12m MAX x 2.90m INTO RECESS)

Front aspect double glazed window and side aspect double french doors to side of house, tiled flooring with part tiled walls, a range of wall and base units, wooden effect worktop, double integrated eye level oven/microwave and inset coffee machine, 5 ring gas hob with splashback and extractor fan and hood over, 1 1/2 stainless sink with drainer and mixer tap, under and over counter lighting and spotlighting, integrated fridge freezer, dishwasher and washing machine and double doors to sunroom.

Sunroom

11' 2" x 9' 2" (3.40m x 2.79m)

Wooden flooring with double glazed windows and french door to patio and insulated roof.

Lounge

14' 10" x 13' (4.52m x 3.96m)

Fully carpeted with double glazed french door to patio, mantelpiece with electric fire and 2 radiators.

Bedroom 1

13' x 9' 10" (3.96m x 3.00m)

Wooden flooring with double glazed front aspect window with radiator below and door to En suite.

En Suite

Fully tiled with double glazed side aspect window, low level WC, wash hand basin with mixer tap and vanity mirror unit over and heated towel rail.

Bedroom 2

13' 11" x 11' 10" (4.24m x 3.61m)

Wooden flooring with double glazed front aspect window with radiator below and built in wardrobes.

Bedroom 3

9' 11" x 10' 1" (3.02m x 3.07m)

Wooden flooring with front aspect double glazed window and radiator below.

Bathroom

Fully tiled with double glazed frosted side aspect window, low level WC, wash hand basin with mixer tap, bath with mixer tap, shower cubical with glass screen, mirrored storage unit and heated towel rail.

Front Garden

Part block paving and part shingled area with mature tree and parking for multiple cars.

Garage

17' 4" x 8' 3" (5.28m x 2.51m)

Single detached garage with up and over door and power.

Rear Garden

Low maintenance westerly facing garden with part patio area and part laid to lawn with mature shrubs and trees, greenhouse and wendy house with gated side access on both sides to the front of 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.

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EPC Rating: D

Tenure: Freehold

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