



**Plecy Close, West Parley  
Dorset BH22 8QL**



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## FREEHOLD PRICE £424,950

A cleverly extended and superbly presented, three double bedroom, three bathroom and two reception room detached bungalow with a 13ft, double glazed conservatory overlooking a 95ft, private and south facing rear garden whilst enjoying a quiet cul-de-sac location in a popular residential area.

There is approximately 1,700 sq ft of light and spacious accommodation which is perfectly arranged with the living accommodation and bedroom accommodation positioned on opposite sides of the property and divided by a good sized entrance hall. A 23ft lounge has a double glazed window providing a pleasant outlook across the rear garden with coal effect gas fire and wooden surround, double internal doors leading through into the entrance hall and double doors leading through into a superb, double glazed, 13ft conservatory. The conservatory has wood effect flooring, double glazed windows and appreciates a pleasant outlook across the garden with French doors giving access.

A 13ft kitchen benefits from an excellent range of integrated appliances including double oven, hob and extractor, dishwasher, fridge and freezer with wood effect flooring continuing through into a large separate dining room which has double glazed, sliding patio doors leading out onto the garden. There is a good sized, useful utility room with tiled floor.

At the opposite end of the property there is a 21ft master bedroom with vaulted ceiling, walk-in wardrobe and en suite shower room with a contemporary white suite incorporating large corner shower cubicle with a tiled floor. Bedroom two enjoys a dual aspect and also has an en suite shower room with contemporary white suite incorporating large corner shower with a tiled floor, whilst bedroom three has three fitted double wardrobes with drawer storage and dressing table and is served by a family bathroom with modern white suite incorporating panelled bath with shower over, screen, fully tiled walls and flooring. There is also a separate cloakroom with white suite which can be accessed from the entrance hall.

The rear garden faces a southerly aspect and offers an excellent degree of seclusion and measures approximately 95ft x 50ft. Adjacent to the rear of the property there is a block paved patio area and a path leading around to a rear door which leads through into the garage. The remainder of the garden is mainly laid to lawn with many well stocked flower beds, ornamental plants, trees and shrubs and raised vegetable plots with a useful timber storage shed located at the far end of the garden. A front block paviour driveway provides off road parking for several vehicles with a pillared and covered front entrance porch.

A larger than average single garage measures 22ft 5in x 8ft 5in, has a remote controlled roll up-and-over door, light, power and a rear personal door.

Further benefits include double glazing, as well as replacement UPVC fascias and soffits, a gas fired central heating system and security alarm.

Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

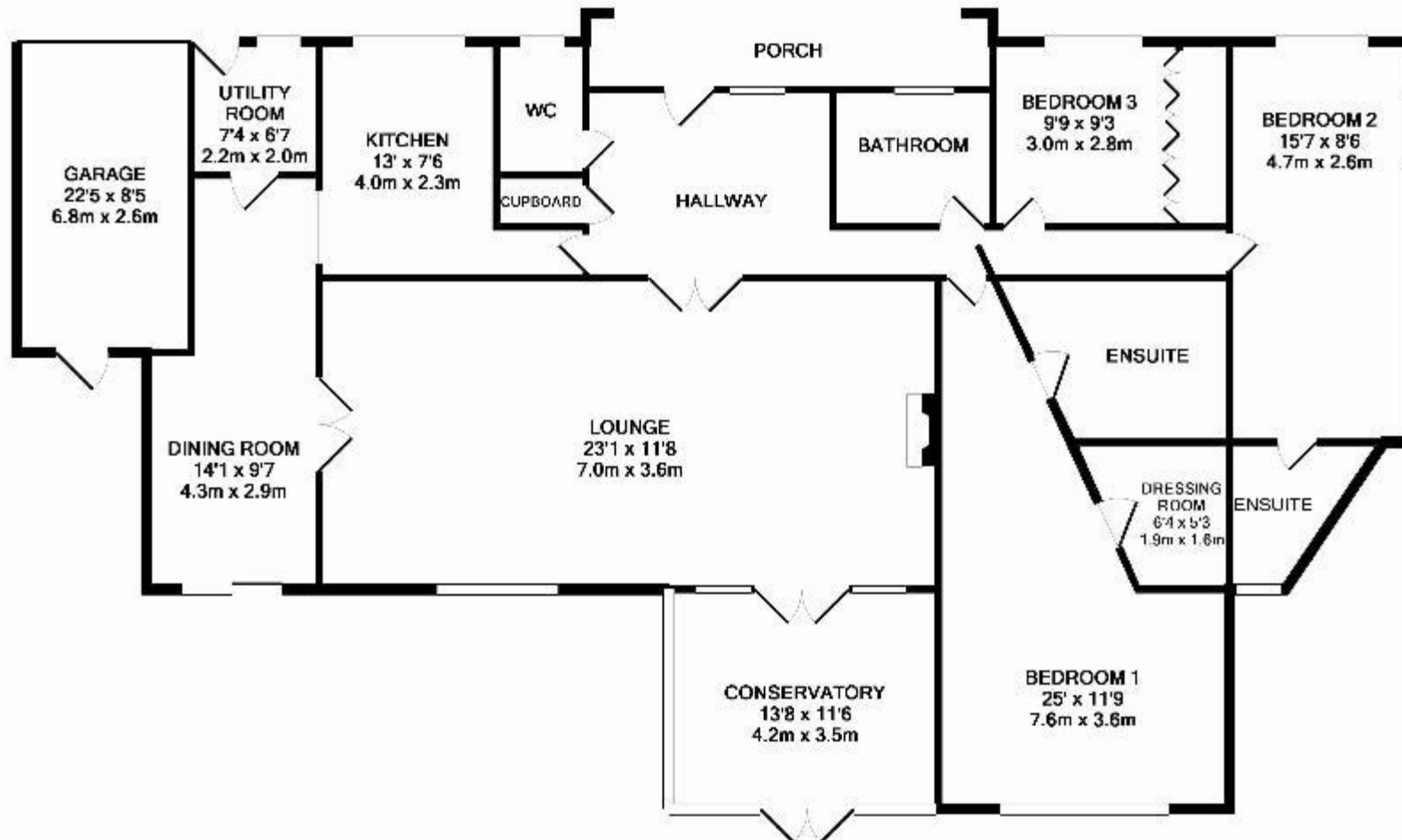
### From Ferndown Town Centre the distances are:

<b>Bournemouth</b>	<b>7 miles</b>	<b>Poole</b>	<b>8 miles</b>
<b>London</b>	<b>100 miles</b>	<b>Christchurch</b>	<b>8 miles</b>
<b>Wimborne</b>	<b>5 miles</b>	<b>Dorchester</b>	<b>28 miles</b>
<b>Ringwood</b>	<b>6 miles</b>	<b>Southampton</b>	<b>27 miles</b>

**COUNCIL TAX BAND: E EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 1697 SQ.FT. (157.6 SQ.M.)

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

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