

FREEHOLD



Bungalow - Detached

10 LYDLINCH CLOSE, WEST PARLEY, DORSET, BH22 8RT

£535,000

FEATURES

- HIGHLY SOUGHT AFTER ROAD
- GARDEN HOBBIE ROOM
- THREE BEDROOMS
- LARGE DRIVEWAY
- 2 WCs
- GARAGE
- KITCHEN/DINER
- PRIVATE REAR GARDEN



3 Bedroom Bungalow - Detached located in West Parley

ENTRANCE

A very nice size entrance hall with a large double storage cupboard housing the hot water cylinder, doors leading to all primary rooms, loft access via a drop-down ladder; the loft area is fully boarded and offers a further hobby room or extra storage.

LOUNGE

17'11" x 13'1"

A delightful room flooded with natural light from the dual aspect windows in the living room and which has a Purbeck Stone mantel and open fireplace, two radiators and an archway through to the kitchen/dining room.

KITCHEN/DINER

22'11" x 10'7"

A superb and spacious kitchen/dining room with a wide range of base and wall mounted units in light cream with contrasting black handles, wood effect worktops, central island unit with inset induction hob, raised integrated double oven, integrated dishwasher and washing machine, storage cupboard housing the modern boiler, space for a large fridge/freezer, Karndean wood effect flooring and a door out to the side path. The dining area has ample space for a large dining table and chairs and a window to the front aspect.

BEDROOM 1

13'1",0'0" x 12'11"

A generous master bedroom that has the benefit of a comprehensive range of bespoke fitted furniture to include wardrobes, drawers and bedside units, radiator, double glazed window to the rear aspect.

BEDROOM 2

13'1" x 11'11"

Bedroom two is a double bedroom with a radiator and ample space for bedroom furniture with a window overlooking the rear garden.

BEDROOM 3 / OFFICE

9'4" x 8'9"

Bedroom three is a small double or a very generous single bedroom currently used as a home office with a radiator and double glazed window to the side aspect.

BATHROOM

9'7" x 6'3"

The bathroom incorporates a white suite which includes a P-shaped bath with shower over and glass shower screen, vanity unit with inset WC and wash hand basin, heated towel rail, tiled flooring, window to the side aspect.

CLOAKROOM

The cloakroom is modern contemporary and has a low level WC with inset basin above and a window.

OUTSIDE SPACE

At the front of the property there is a mature hedge screening the property from the road with an area of level lawn and pathways around the perimeter of the front garden.

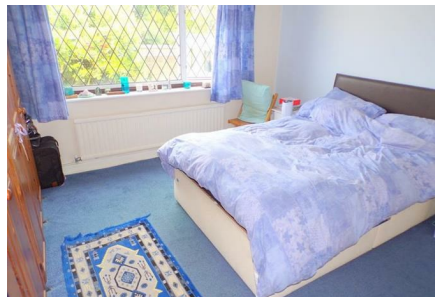
An exceptional timber home office/workshop was installed in 2020 at the end of the private rear garden which enjoys a level lawn, raised patio and borders and wooden fencing offering a good degree of privacy.

The detached garage has an electrically operated up and over door and side door access.





SIMPSONS ESTATE AGENTS | 85 CASTLE LANE WEST, BOURNEMOUTH, BH9 3LH



Call us on

01202 532556

sales@simpsonsestateagents.com

www.simpsonsestateagents.com

Council Tax Band



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

