

Beautifully Presented 2-Bedroom Detached Bungalow in Pleasant Location

Tenure: Freehold

Approx 97 sq meters (1053 sq ft including Garage)

**75 Cammel Road,
West Parley, Ferndown. BH22 8SD**

Price £450,000

- Spacious Entrance Hall
- Lounge/Dining Room backing to Private Garden
- Superb Kitchen installed 2023
- 2 Double Bedrooms
- En-Suite Shower Room & Luxury Bathroom
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Long Driveway to Detached Garage
- Private Garden with Raised Patio
- Close to Local Amenities
- Short Distance to Town Centre
- Viewing Recommended!

Beautifully modernised and re-modelled, 2-bedroom detached bungalow occupying a pleasant location near to local amenities. The interior design has been put together by the current owners who have an incredible eye for style and detail, creating a tasteful, light and airy bungalow for modern living. Features include smooth plastered ceiling, new internal doors, good quality flooring, a superb new kitchen, modern en-suite shower room & feature bathroom. Outside is a wide driveway leading to a garage. The rear garden is of low maintenance and enjoys a good degree of privacy.

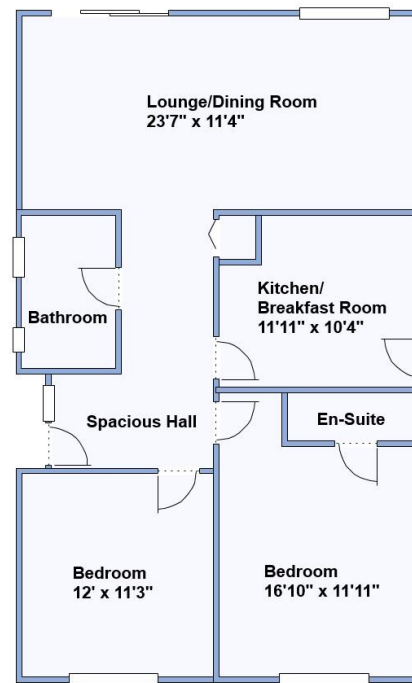
Accommodation and approximate room sizes:

- **Spacious Hall:** Cloaks cupboard. Hatch to insulated roof space with ladder fitted.
- **Lounge/Dining Room:** Feature fireplace with wood burning stove. Double doors to rear garden.
- **Superb Kitchen:** Newly installed, good quality kitchen including a range of floor and wall cupboards, complimented by Quartz worktops and inset Butler style sink. High level oven, gas hob & extractor hood. Ample space for American style fridge/freezer. Door to side pathway.
- **Bedroom 1:** PVCu double-glazed window to front aspect.
- **En-Suite Shower Room**
- **Bedroom 2:** PVCu double-glazed window to front aspect.
- **Bathroom:** Stylish bathroom with free standing double ended bath, wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating (Boiler installed 2023)**
- **PVCu Double-Glazing, PVCu Soffits & Fascias.**
- **Rear Garden:** Raised Patio leading to lawn. Bordered by tall fencing affording a good degree of privacy. Side gate.
- **Wide Driveway** providing ample 'off-road' parking, leading to:
- **Garage 19' x 8'10"**
- **Council Tax Band 'E'**
- **Energy Rating 'D'**



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.

Ref W04755



This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

