



Well Presented, Detached Bungalow on Corner Plot, close to amenities

Tenure: Freehold

Approx 74 sq meters (796 sq ft)

Private, Sunny Garden

Driveway & Garage

**58 Ellesfield Drive,
West Parley, Ferndown. BH22 8QW**

Price £375,000

- Spacious Hall
- Lounge backing onto garden
- Modern Kitchen
- Dining Room/Bedroom 3 backing onto garden
- 2-Double Bedrooms
- Shower Room & Separate WC

- Private, Sunny Garden
- Corner Plot with Driveway & Garage
- Gas Central Heating & PVCu Double-Glazing
- Room to Extend subject to consents
- Close to Local Amenities & Heathland Walks
- No Chain! Viewing recommended!

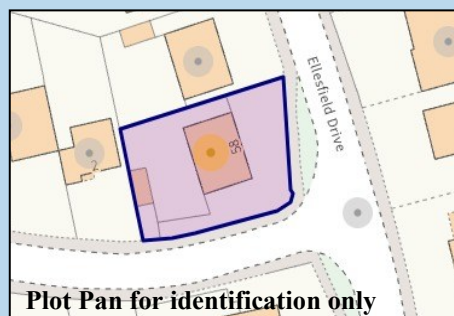
Well presented detached bungalow occupying a corner plot close to local amenities & accessible to nearby heathland walks. The property offers well-planned accommodation with the principle rooms leading to the rear garden, which is private and enjoys a sunny aspect. There is space to extend subject to the necessary consents etc. No Chain!

Accommodation and approximate room sizes:

- **Spacious Hall:** Boiler cupboard housing warm air boiler. Airing cupboard housing insulated hot water cylinder. Hatch to insulated loft space with ladder fitted.
- **Lounge:** A bright spacious room with door to rear garden.
- **Dining Room/Bedroom 3:** Ample space for a dining suite & double doors to rear garden.
- **Kitchen:** Good range of modern floor and wall cupboards. Fitted oven & space for washing machine & fridge/freezer. Door to side path & garden.
- **Bedroom 1:** Large Double Bedroom overlooking rear garden. Substantial wardrobe & dresser unit.
- **Bedroom 2:** Double Bedroom over looking side aspect.
- **Shower Room:** Large shower cubicle & vanity wash basin. Chrome heated towel rail.
- **Separate WC.**
- **Private Rear Garden:** Delightful garden predominantly laid to lawn with shrub boarders. Rear gate to garage. Outside tap. Summerhouse. Wide pathway to kitchen & side gate.
- **Gas Warm Air Central Heating & PVCu Double-Glazing**
- **Driveway leading to GARAGE:** Up & over door.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



Corner Plot



Plot Pan for identification only

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 W05004276



Kitchen



Modern Kitchen



Lounge



Bright Lounge



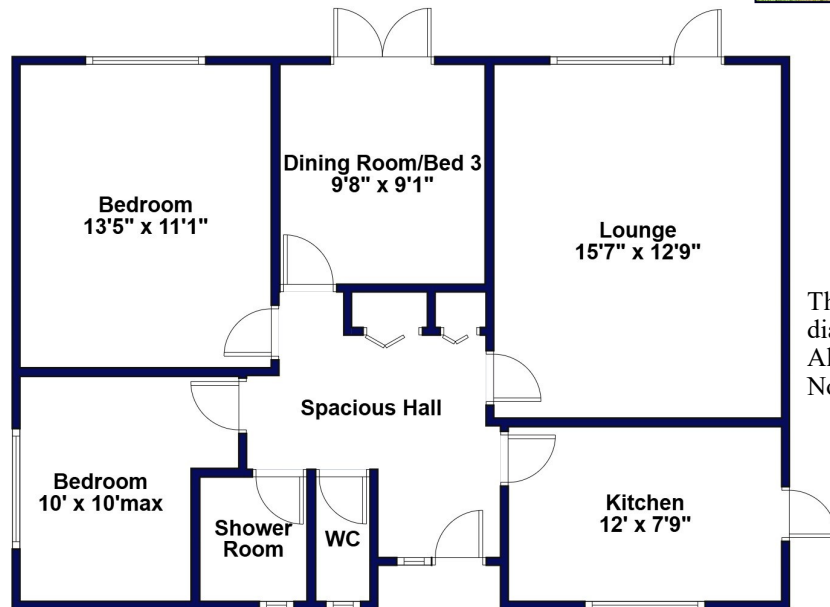
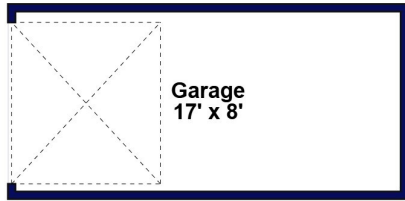
Spacious Hall



Bedroom 1



Dining Room/Bedroom 3



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

