



HIVE



1 MEADOW CLOSE  
WEST PARLEY  
BH22 8RN



## *Agent's introduction*

An exceptional detached bungalow of approx. 1,500 sq ft, beautifully modernised throughout. Features include two double bedrooms, two bathrooms, stylish kitchen/breakfast room, dual-aspect lounge, converted loft space, landscaped west-facing garden, ample parking and garage.





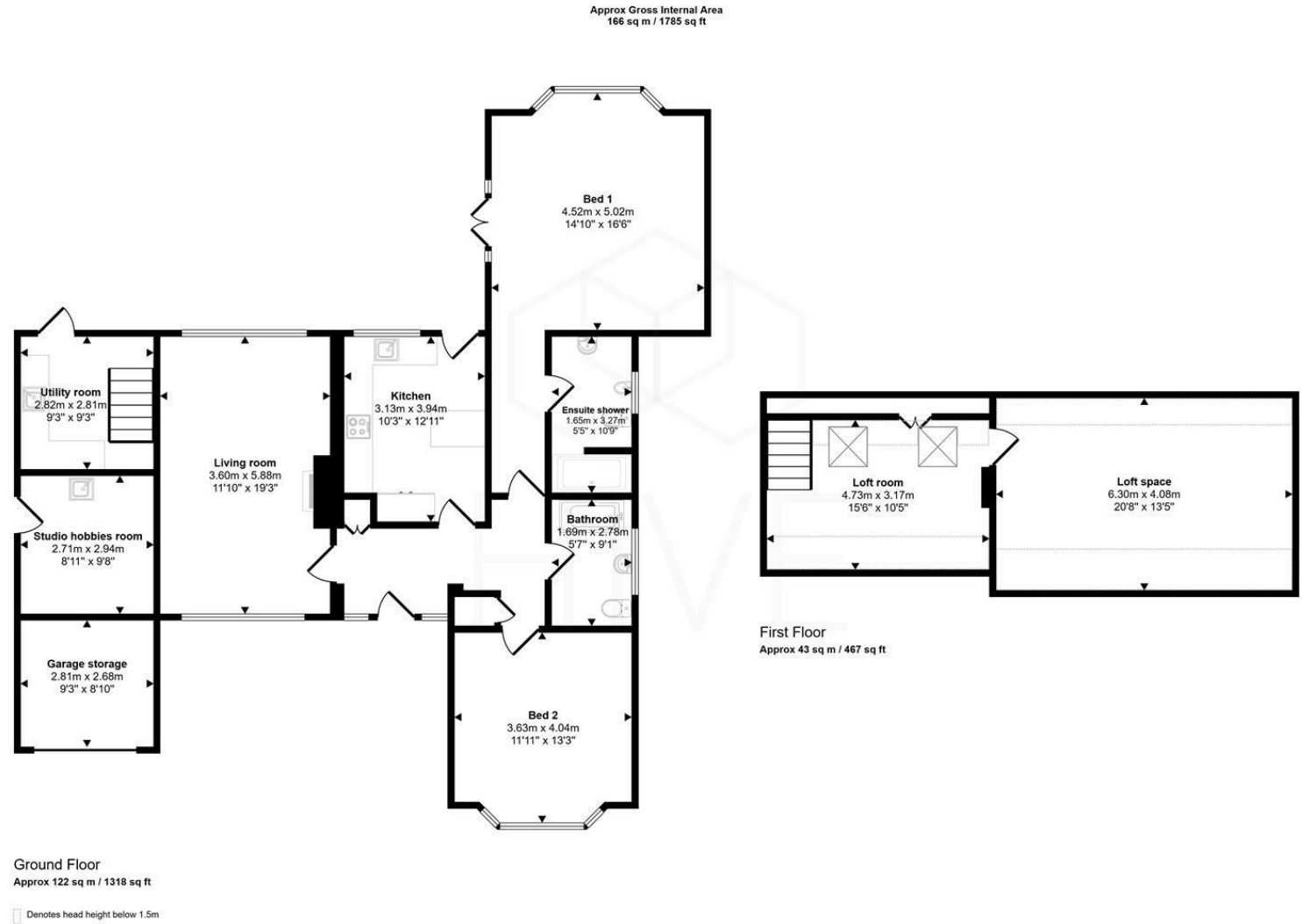


## *Property highlights*

- Exceptional detached bungalow extending to approximately 1,500 sq ft
- Beautifully modernised throughout to a high specification
- Two spacious double bedrooms
- Luxury en-suite to principal bedroom
- Stylish bespoke kitchen/breakfast room with utility room
- Impressive dual-aspect lounge/dining room with wood burner
- Converted loft room with excellent further potential (STPP)
- Versatile studio/hobbies room with plumbing and power
- Stunning west-facing landscaped rear garden with decking and patio areas
- Driveway parking for several vehicles and partly converted garage



# Floor plan and EPC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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