



238 New Road

West Parley, Ferndown, BH22 8EW

**Offers in excess of £900,000**



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This superbly presented five bedroom detached house is located on the tree lined New Road in West Parley and was constructed in 2021. The current owners have built a stunning, family home. Boasting over 2200 square feet of accommodation, this property must be viewed to appreciate its full potential.

There is dual access to the property. From New Road, entry is via double wooden gates with a part block paved, part shingle driveway which provides off road parking for several vehicles. Parking is also available at the rear with access from Birch Avenue. A shingle driveway leads to the rear of the property with further parking and a detached garage. The detached garage measures 3.29m (10'7) x 5.75m (18'8) and benefits from an electric door, power and light.

As you enter the property you are greeted by a spacious entrance with karndean flooring. Underfloor heating runs throughout the entire ground floor. There is a ground floor cloakroom with WC and wash hand basin. An oak staircase with glass panels provides access to the first floor whilst there is an understairs storage cupboard.

To the front of the property is a lounge which is accessed via double oak doors. The lounge benefits from a media wall with a 75" TV, surround sound and electric fire place all built in.

There is a ground floor bedroom with en-suite. The bedroom is of a generous size whilst the en-suite has fully tiled walls and floor, a walk-in shower with glass shower screen, WC, wash hand basin with

vanity unit and heated towel rail.

The feature of this fantastic home is the open plan kitchen/diner which is a staggering 57 meters squared and is the perfect mix of socialising and tranquillity with bi-fold doors leading out to the private rear garden. There are two sky lights allowing plenty of natural light. The kitchen area has a range of wall mounted and base units with work surfaces over. There is a central island allowing further cupboard space. Integrated Bosch appliances include a microwave, oven and grill, induction hob, dishwasher and wine cooler. There is plenty of space for sofa's and a dining room table and chairs.

Located off of the kitchen/diner is the utility room. This benefits from wall mounted and base level units and a sink. There is space for a washing machine and tumble dryer. The utility room also houses the boiler cupboard. There is access to the side of the property via a single UPVC door.

The first floor landing provides access to all bedrooms. There are four bedrooms on the first floor, all of a generous size. The master bedroom located at the rear of the first floor benefits from an en-suite shower room. The en-suite has fully tiled walls and floors, a corner shower cubicle, WC, wash hand basin with vanity unit and a heated towel rail. The main family bathroom has tiled walls and floor, a bath with shower over and folding shower screen, WC, wash hand basing with built in vanity unit and heated towel rail. Bedroom five which can also double up as a study provides access to the large loft space with a pull down ladder.

Externally the property has a well maintained private rear garden. There is a porcelain slabbed patio, perfect for alfresco dining, a small decked area, a laid lawn and shrub borders.

The property is conveniently located in the popular West Parley location of the BH22 postcode. Local shops, amenities and bus routes are close by as well as local pubs and restaurants. The town of Ferndown is just short distance away. Local primary and secondary schools are close by including Parley first. Bournemouth international airport is also within close proximity and there are river walks along the Stour close by.

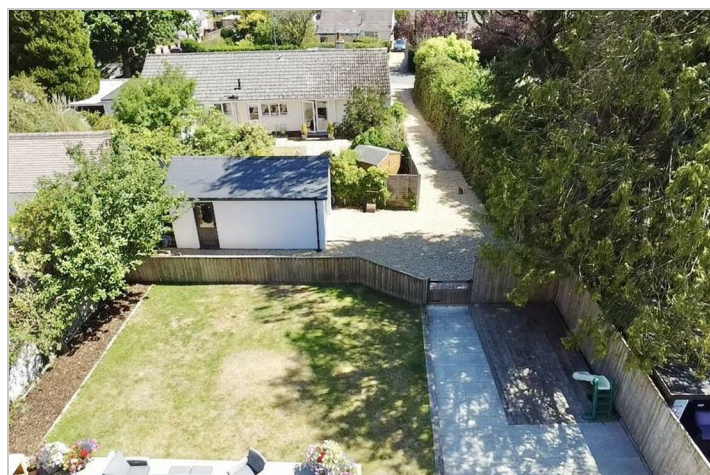
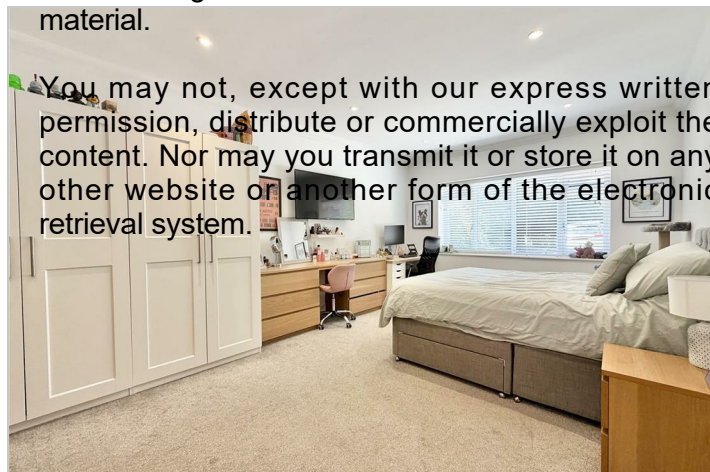
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Road Map



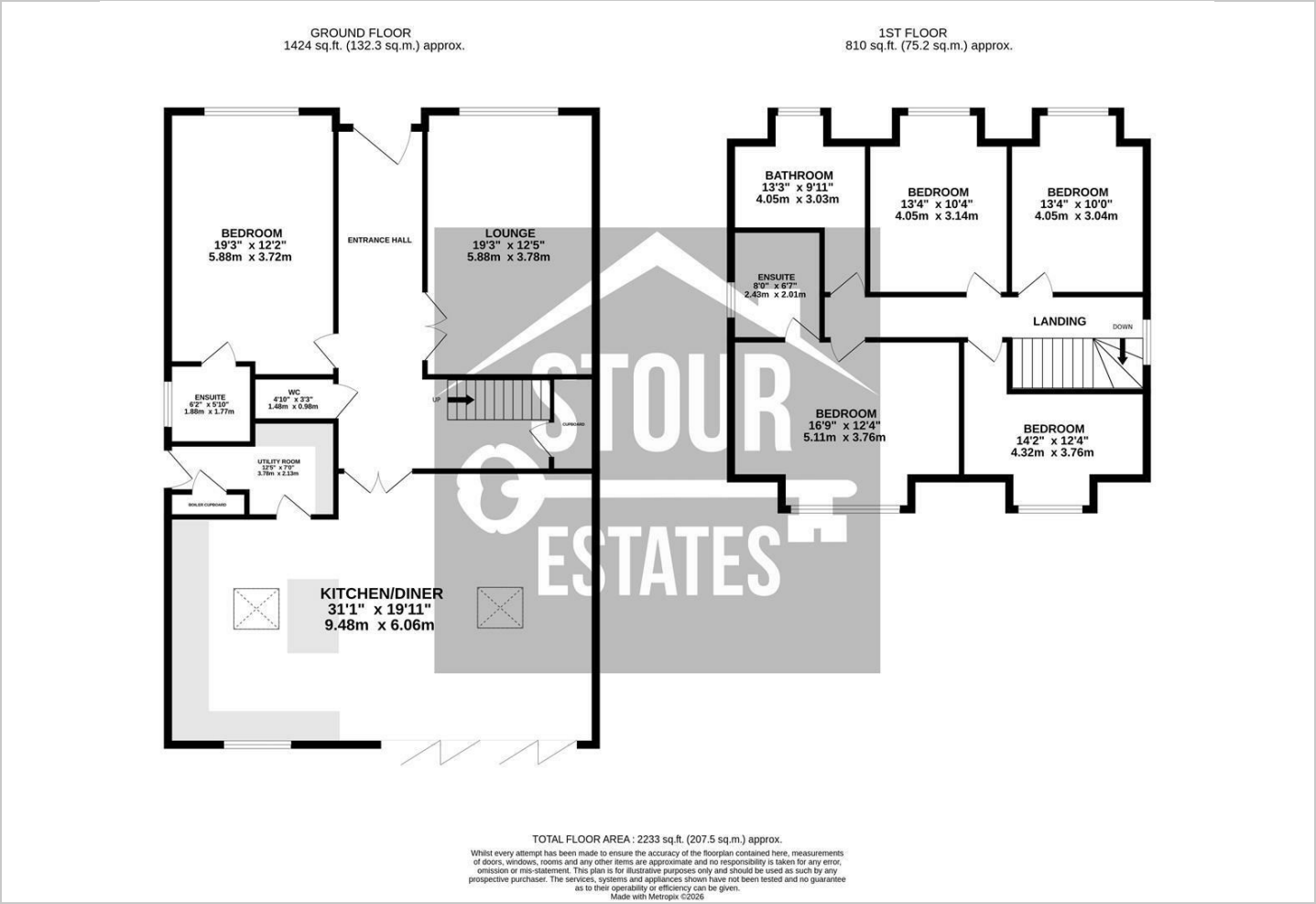
Hybrid Map



Terrain Map



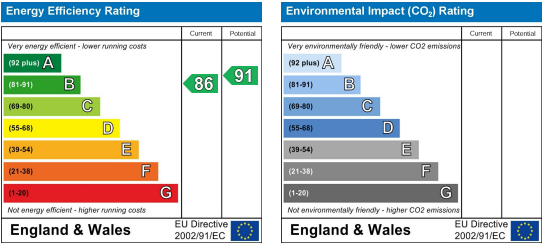
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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