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Draft Particulars



Well Presented 4-Bedroom, 2-Reception House on Large Plot

Tenure: Freehold Approx 142 sq meters (1528 sq ft)

1 Oakland Walk, West Parley
Ferndown, Dorset. BH22 8PF

Price £675,000

- Spacious Hall
- Lounge with decorative fireplace
- Dining Room
- Kitchen/Breakfast Room & Laundry
- 4-Good Bedrooms
- Modern Bathroom & Shower Room
- Spacious Landing with Study Area
- Exceptional 'Off-Road Parking & Garage
- Delightful Mature Garden
- Ideal Location near to amenities & protected walks

Spacious, well presented 4-bedroom detached chalet bungalow, occupying a mature location near to local amenities at parley crossroads & just steps from Parley Common Nature Reserve with protected walks. West Parley is a thriving community with an active parish council. Good road connections provide easy access to nearby towns such as Ferndown, Ringwood & Wimborne together with the seaside resorts of Bournemouth & Poole.

The bungalow offers well-planned, flexible accommodation with generous room dimensions including a large lounge, generous dining room & an impressive kitchen/breakfast room. Outside, the property has exceptional 'off-road' parking, a garage & good-sized rear garden enjoying an excellent degree of privacy & sunshine.

Occupied & cherished by the present owner for over 25 years. Viewing recommended!

Accommodation with Brief Description:

Spacious Hall: Cloaks cupboard. Stairs to first floor.

Lounge: A good-sized room with decorative Victorian style fireplace & square bay window.

Dining Room: A bright double aspect room with ample space for dining suite. Laminate flooring.

Kitchen/Breakfast Room: An impressive room & the hub of the home. Good range of floor and wall cupboards & central island unit. High level double oven, gas hob & cooker hood above. Space for dishwasher & tall fridge/freezer. Deep larder cupboard. Ceramic tiled floor.

Laundry: Space for washing machine & tumble dryer. Door to garden.

Bedroom 1: Generous double bedroom with double aspect windows.

Bedroom 4: A single sized bedroom with window to rear aspect.

Modern Bathroom: Double ended bath with mixer tap. Pedestal wash basin & WC. Linen cupboard.

FIRST FLOOR

Landing: Fitted display shelving. Hatch to insulated roof space. Ideal space for Study Area with window overlooking front aspect.

Bedroom 2: Large double bedroom with window overlooking front aspect. Built-in wardrobe & storage cupboard.

Bedroom 3: Large double bedroom with window overlooking front aspect.

Shower Room: Large walk-in shower with rain head and hand held shower. Pedestal wash basin & WC.

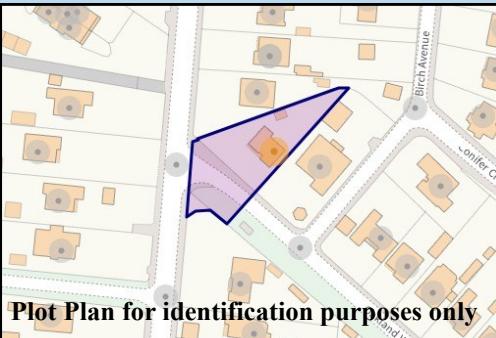
Gas Central Heating (system untested) & PVCu Double-Glazing

Block Driveway providing exceptional 'off-road' parking.

Detached Garage: Up & over door & side door to garden. Power & light.

Rear Garden: Mature rear garden predominantly laid to lawn with a paved patio to the rear of the house. In all, enjoying a good degree of privacy. Outside tap. Side gate.

Council Tax: 'E' **Energy Rating:** 'D'



Mature Location



Kitchen/Breakfast Room



Kitchen/Breakfast Room



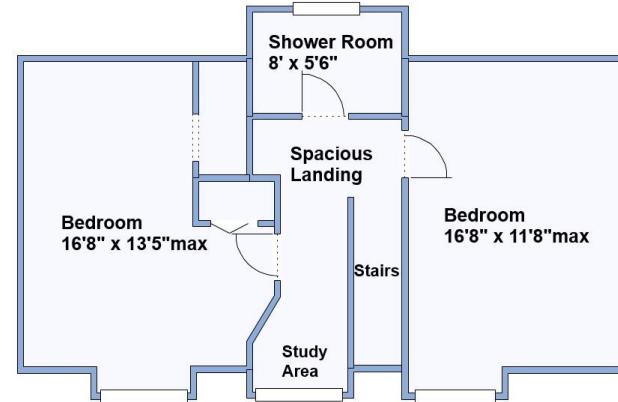
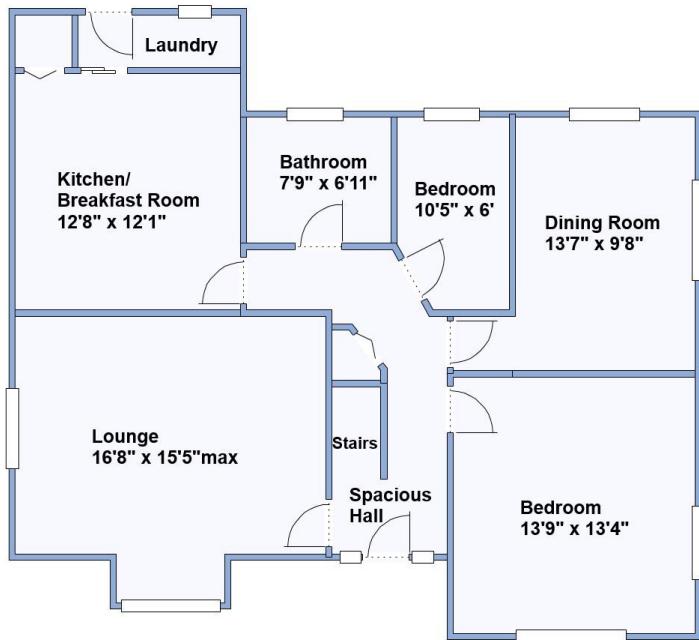
Spacious Hall



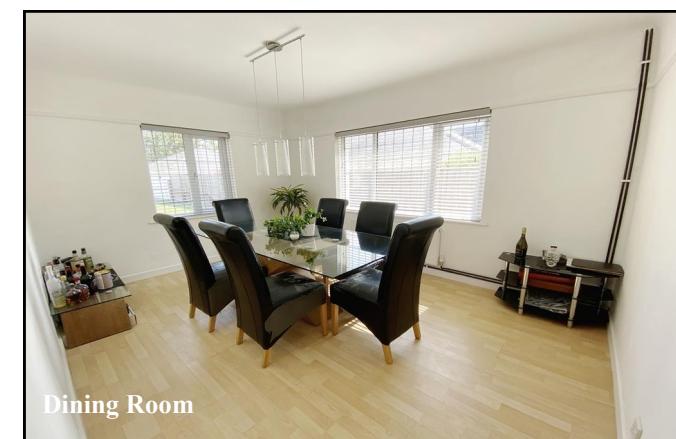
Landing with Study Area



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 W05032



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





Rear Garden



Mature Garden



Exceptional 'Off-Road' Parking



Large Patio Area