



Christchurch Road West Parley, Ferndown, BH22 8SP

Guide Price £495,000

- Three double bedrooms
- Lounge/diner
- Kitchen and Utility room
- Sun room
- Triple Garaging and workshop
- Gas fired central heating and double glazing
- Approx. 60ft South facing garden
- Close to amenities

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A: 404 Ringwood Road
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An attractive character three bedroom detached chalet bungalow with a private 60ft south west facing rear garden with a substantial garage complex with planning permission for an annexe and extensive off road parking. Planning permission has recently been granted for the conversion of the existing garage and workshop to annexe accommodation, relocating the garage and erecting a car port. This proposed accommodation is to be used solely for purposes incidental to the enjoyment of the main property and cannot be used as a separate unit of accommodation.

Upon entering the property you are immediately impressed by a spacious reception hall, the dining area enjoys a delightful outlook over the front garden and is open plan flowing through into the living room. The focal point to this room is the attractive exposed brick fireplace with inset coal effect gas fire. French doors invite you out into the garden/sun room which has a tiled floor and leads into a useful utility/store room.

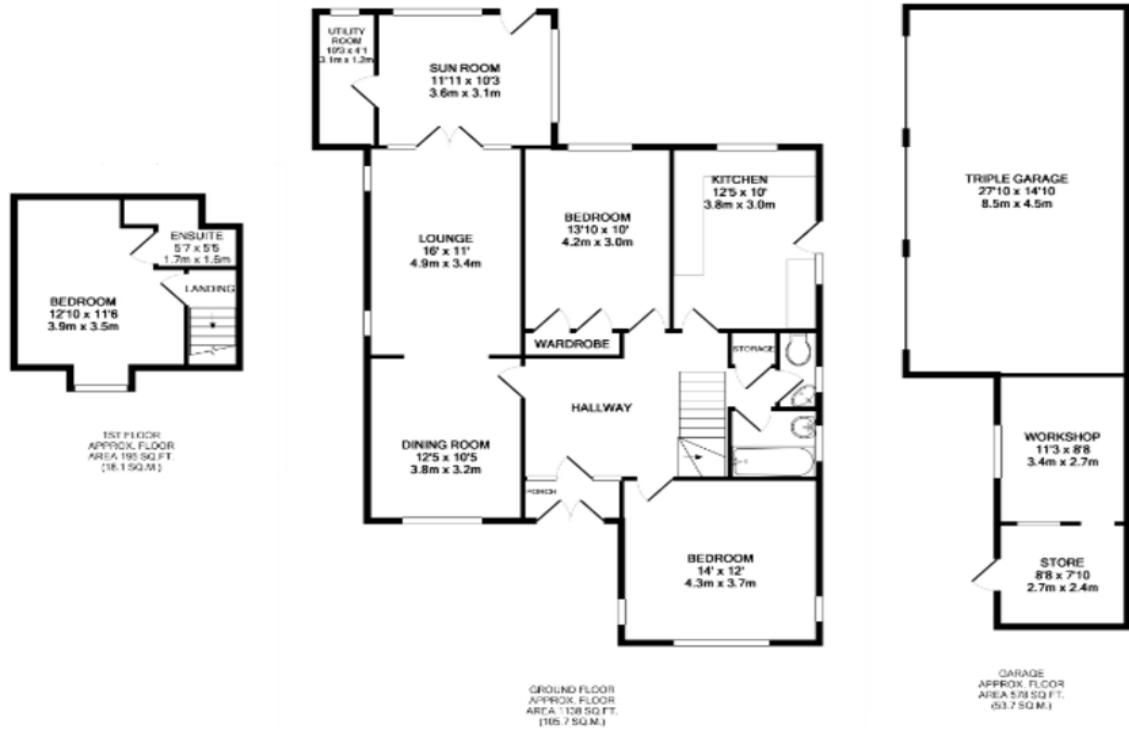
The kitchen is also located at the rear of the property with matching floor and wall units, roll top work surfaces and with the added benefit of a gas fired Aga cooker. The kitchen also enjoys a dual aspect with a window and double glazed door leading out to the garden and driveway. Continuing on the ground floor you can find the master bedroom which is a good sized double bedroom enjoying a triple aspect to the front. Bedroom two is also a double bedroom enjoying a view over the rear garden with the benefit of two built in single wardrobes. Serving the ground floor bedrooms is the family bathroom which is fully tiled. There is also a separate cloakroom. On the first floor is a loft room/double bedroom which enjoys the benefit of a newly added and converted luxurious ensuite shower room.

Outside the property is approached at the front by double wooden entrance gates leading onto the gravel driveway providing off road parking for numerous vehicles. Wrought iron side gates open and the gravel driveway continues to the garage complex where you can find a triple garage and adjoining workshop and store. The triple garage measures 27' 10" by 14' 10" and has three single up and over metal doors one of which has an oversized entrance and extended roof height therefore allowing access for a boat or caravan. The adjoining brick storage area measures 8'8" x 7'9" with power and light and could also be used as an office/treatment room. This leads into a workshop measuring 11'2 x 8'8" with power

and light and a double glazed window. As previously mentioned this garage complex has planning permission to convert into an annexe for ancillary use only and would be ideal to be used for a dependent relative or to provide grown up children with their own living space.

EPC Rating E





TOTAL APPROX. FLOOR AREA 1311 SQ. FT. (123.5 SQ. M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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