

A Spacious Modern Detached House

BH22





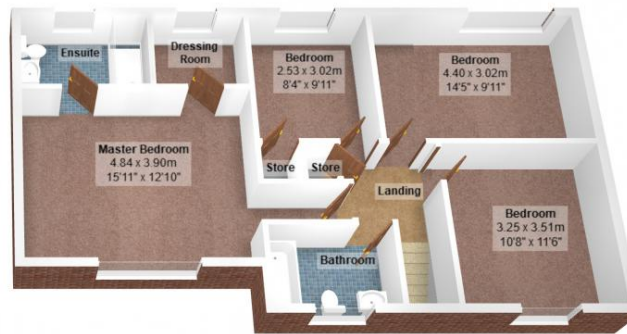
Offers in the region of £525,000

Avalon Estates – A beautifully modernised extremely spacious 4 Bedroom detached house, which offered for sale in outstanding condition. This modern home is located at the end of a tucked away cul-de-sac which is off a very sought-after residential road situated within West Parley. This sizeable property offers flexible living accommodation and benefits from a Kitchen Dining area which extends beyond 23', which in turn leads to an impressive sized lounge which itself extends beyond 23'. This stylish property demands viewing to fully appreciate the level of accommodation it offers.



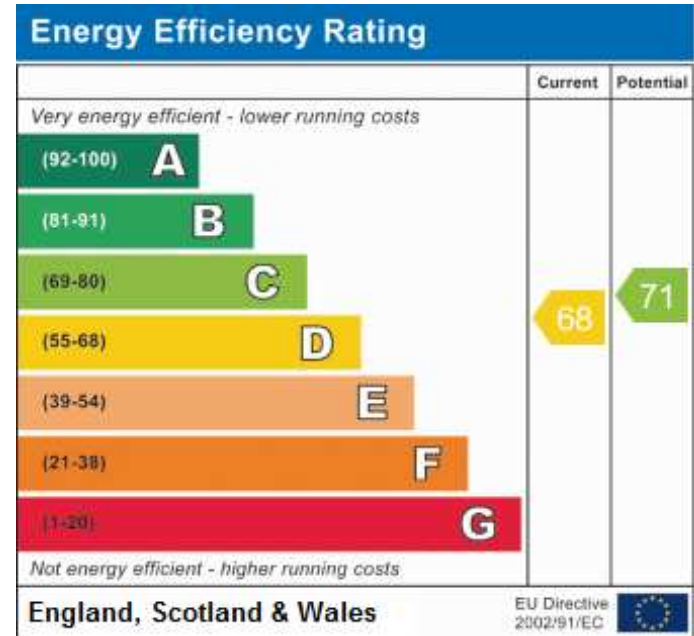


Ground Floor



1st Floor

Total Area: 163.0 m² ... 1754 ft²
All measurements are approximate and for display purposes only





Entrance Hallway

Access is gained via a double-glazed door with obscure double-glazed side panels. Smooth plastered ceiling with inset spotlights and ceiling light point, wall mounted central heating thermostat, 1 x radiator, stairs to first floor and doors off to all ground floor accommodation. Karndean flooring throughout the ground floor. Door giving access to the attached single garage.

Utility Room

Smooth plastered ceiling with inset spotlights, double glazed window to front aspect. Roll topped worksurface with inset stainless steel sink and draining board with mixer tap over and storage cupboard under. Space and plumbing for Dishwasher, washing machine and tumble dryer, wall mounted ladder style radiator. Door into -

Cloakroom

Smooth plastered ceiling with inset spotlight, ceiling mounted extractor fan, LLWC, wall mounted hand wash basin.

Open Plan Kitchen & Dinning Area *Area 23'6" x 11'9" 7.16m x 3.58m*

Smooth plastered ceiling with inset spotlights, a double-glazed window to the rear aspect, a large set of double-glazed Bi-Fold patio doors giving access to the rear garden.

Kitchen *10'3" x 9'9" 3.12m x 2.97m*

Smooth plastered ceiling with inset spotlight, double glazed window to rear aspect, a range of built in large units, a large larder style cupboard with lighting, integrated upright fridge freezer. Solid oak worktop and breakfast bar with inset porcelain Belfast style sink with mixer tap over and storage cupboards under. Space for a Cusinemaster Gas 5 burner range style cooker and oven with stainless steel extractor hood over and decorative coloured glass back stand.

Dinning Area *12'8" x 11'8" 3.86m x 3.56m*

Smooth plastered ceiling with inset spotlights, a large set of Bi-Fold doors opening onto the rear garden, 1 x double sized radiator. Wooden glazed doors into -

Lounge *23'6" x 15'8" 7.16m x 4.78m*

Smooth plastered ceiling with inset spotlights, 1 x double glazed window to front aspect, a set of Bi-Fold patio doors, a contemporary design feature fireplace with sandstone effect hearth and inset Dimplex electric real flame effect Log Burner, TV point, 1x double radiator, 1 x wall mounted vertical radiator.

Stairs to First Floor Landing

Smooth plastered ceiling with inset spotlights, loft access hatch, built in storage cupboard. Doors off to all accommodation.

Master Bedroom Suite *15'8" x 12'7" 4.78m x 3.84m*

Smooth plastered ceiling with inset spotlights, 1 x double glazed window to front aspect, Television Point. A door into a large walk in wardrobe with 1 x obscure double-glazed window to Rear aspect, a further loft access hatch, storage shelving with folding and hanging space. Door from Bedroom into -

En-suite

Smooth plastered ceiling with inset spotlights, ceiling mounted extractor fan, 1 x Obscure double glazed window to rear aspect, a large walk in double shower cubicle with plumbed shower, LLWC , a pedestal hand wash basin, a wall mounted chrome ladder style radiator, part tiled walls, tiled floor .

Bedroom 2 *14'4" x 9'8" 4.37m x 2.95m*

Smooth plastered ceiling, ceiling light point,1x Double glazed window to front aspect, built in wardrobe,1 x radiator.

Bedroom 3 *11'6" x 10'6" 3.51m x 3.20m*

Smooth plastered ceiling, ceiling light point, 1 x Double glazed window to front aspect, built in storage cupboard,1 x Radiator.

Bedroom 4 *9'9" x 8'3" 2.97m x 2.51m*

Smooth plastered ceiling, ceiling light point,1xDouble glazed window to rear aspect, built in wardrobe.

Family Bathroom

Smooth plastered ceiling, ceiling light point,1x Obscure double-glazed window to front aspect. A panelled bath with electric shower over and folding glass side screen, LLWC, pedestal hand wash basin, wall mounted chrome ladder style radiator, part tiled walls, laminated flooring.

Outside Front

Enclosed on both sides by panelled wooden fencing, the property is access from the cul-de-sac via a tarmac driveway which extends up to the attached single garage and provides off road parking. A wooden pedestrian gate to the side of the property allows easy access to the rear garden. The remainder of the front is mainly laid to grass with a variety of planted mature plants and shrubs.

Single Attached Garage

Accessed from the driveway with an up and over door. Power and light connected. Internal door opening into the property's Entrance hallway.

Rear Garden

The rear garden is enclosed on all sides by wooden panelled fencing. The garden is split into three main areas. The first area being a decorative stoned patio which adjoins the rear of the property and is accessed directly from the property's lounge. The second area comprised of a raised decked area which is ideal for Al Fresco dinning. The last segment is currently a children's play area with a wood bark floored and plenty of room to house slides and a trampoline. The garden area also benifits from a wooden constructed garden storage shed which is discreetly positioned in a corner of the rear garssen.



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