



Connells

Christchurch Road
West Parley Ferndown

Christchurch Road West Parley Ferndown BH22 8SQ

for sale
£675,000



Entrance Hall

Carpeted entrance hall with radiator, stairs to first floor and door to cloakroom, annex lounge and dining room.

Cloakroom

Karndean flooring, spotlighting, radiator, low level WC and wash hand basin.

Kitchen

11' 3" x 11' (3.43m x 3.35m)

A range of wall cabinetry and base cabinetry with work top over. One and a half resin sink and drainer and mixer tap. Integrated appliances including washing machine and dishwasher. Fitted range cooker with five ring gas hob and cooker hood over. Space for freestanding fridge/freezer. Double glazed window to front aspect. Ceiling light and Karndean flooring throughout.

Dining Room

13' 2" x 11' (4.01m x 3.35m)

Karndean flooring, radiator, wall and ceiling lighting, alcove with functioning log burner and double sliding doors to lounge.

Lounge

12' 9" x 9' 9" (3.89m x 2.97m)

Carpeted room with radiator and ceiling light. Double glazed windows and patio doors to garden.

Annex Lounge

22' x 15' (6.71m x 4.57m)

Carpeted room with radiators, electric fireplace with mantle, wall and ceiling lighting and dual aspect double glazed windows and patio doors to garden.

Annex Bedroom/Bedroom 5

14' 2" x 12' (4.32m x 3.66m)

Carpeted room with ceiling light, radiator, double glazed window to front aspect and door access to en suite.

Annex Shower Room

Shower cubicle, low level WC, wash hand basin with vanity unit, wall mounted mirror, spotlighting, ladder radiator and extractor.

Annex Kitchenette

14' 7" x 7' (4.45m x 2.13m)

A range of wall and base units with worktop over and integrated stainless steel sink and drainer. Space for appliances and double glazed window and door to rear garden. Vinyl flooring and spotlighting.

Landing

Carpeted landing with radiator and Velux window to rear aspect.

Bedroom One

15' 5" x 14' 6" (4.70m x 4.42m)

Carpeted room with built in wardrobes, eaves storage on both sides, double glazed window to rear aspect and Velux ceiling window to side aspect. Spotlighting.

En Suite



Freestanding bath, walk in shower with glass shower screen and shelf, dual vanity sinks, wall mounted mirror with light, spotlighting, radiator, Karndean flooring and Velux window to rear aspect.

Bedroom Two

14' 2" x 10' 7" (4.32m x 3.23m)

Carpeted room with spotlighting, radiator, eaves storage, double glazed window to front aspect and Velux window to side aspect.

Bedroom Three

13' 1" x 7' 7" (3.99m x 2.31m)

Carpeted room with spotlighting, radiator, eaves cupboard housing the fuseboard and double glazed window to front aspect.

Bedroom Four

13' 11" x 7' 6" (4.24m x 2.29m)

Carpeted room with spotlighting, radiator, eaves storage and double glazed window to rear aspect.

Garden Chalet

Lounge

17' 2" x 16' 10" (5.23m x 5.13m)

Irregular room shape. Carpeted room with spotlighting, two double glazed windows with built in blinds, double glazed patio doors also with built in blinds, wall mounted electric radiator and decorative log burner.

Kitchen

15' 11" MAX x 11' 10" (4.85m MAX x 3.61m)

A range of wall and base units with worktop over, integrated sink and drainer, electric oven, 4 ring electric hob with extractor hood

over, vinyl flooring and spotlighting.

Bedroom

16' 5" x 9' 11" (5.00m x 3.02m)

Carpeted room with spotlighting, wall mounted electric radiator, two double glazed windows and double glazed door with fitted blinds.

Shower Room

Fully tiled shower room with low level WC, wash hand basin, shower cubicle, heated towel rail, plumbing for washing machine and door to garden.

Rear Garden

Low maintenance garden with pond and bridge over, decking area, artificial lawned area, patio area at the rear with side access and rear access to the garage and car port.

Workshop

16' 10" x 13' 11" (5.13m x 4.24m)

Workshop with window and storage cupboard.

Car Port

Concrete car port with up and over door to rear access of the property.

Parking

Concrete driveway providing ample off street parking with EV charging port.

Agent Note

In accordance with Section 21 of the Estate Agents Act 1979, the agent wishes to disclose that the vendor of this property is a relative of an employee of the Connells Group.





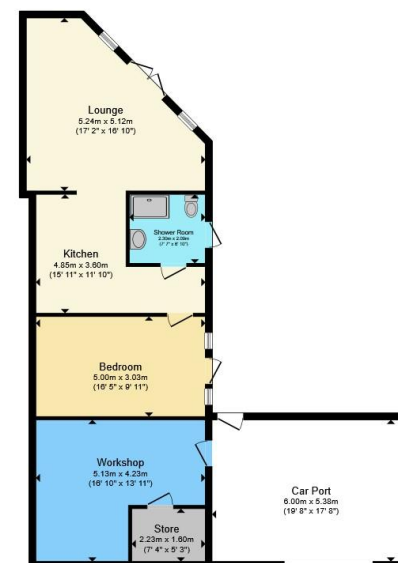




Ground Floor



First Floor



Garden Chalet

Total floor area 276.8 m² (2,979 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: Awaiting
Council Tax Band: E

Tenure: Freehold



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