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EDWARDS
ESTATE AGENTS

ELLESFIELD DRIVE
FERNDOWN, BH22 8QN



GUIDE PRICE £580,000

- DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- QUIET RESIDENTIAL LOCATION
- KITCHEN/DINER
- 3 BEDROOMS
- WALK-IN WARDROBE
- 2 RECEPTIONS
- GARAGE AND OFF ROAD PARKING
- LARGE GARDEN
- WALKING DISTANCE OF LOCAL AMENITIES

This immaculately presented DETACHED BUNGALOW is located in a popular QUIET RESIDENTIAL LOCATION within WEST PARLEY, conveniently located for local amenities. Boasting two reception rooms, three bedrooms and well-maintained interiors and exteriors.



As you step into the inviting entrance hall, you are greeted by a cloakroom. The lounge, bathed in natural light from dual-aspect windows, features French doors opening to the rear patio and garden, creating a seamless indoor-outdoor living experience. Picture yourself relaxing by the living flame gas fire, adding warmth to the wooden mantelpiece and stone hearth.

The spacious inner hallway leads to the three bedrooms, with the main bedroom boasting a generous walk-in wardrobe for all your storage needs. The well-appointed family bathroom, complete with a shower over the bath, caters to all residents. Additionally, a separate dining room and a delightful kitchen/breakfast room with wooden floors and stylish duck egg blue and wooden units provide ample space for entertaining. The kitchen is further enhanced by a separate utility room with French doors leading out to the rear patio and an internal door into the garage.

For those who enjoy the outdoors, the rear garden is a tranquil haven with an Indian stone patio, lush lawn, mature shrubs, and an ornate fishpond, all enclosed by timber fencing. The front garden, with its manicured lawn and tarmac driveway, offers parking for multiple vehicles and leads to the garage with an electric remote door.

Additional Information

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

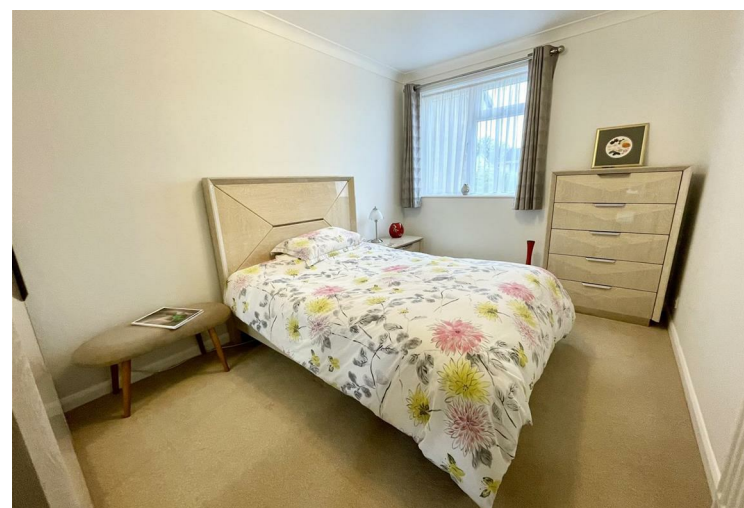
Parking: Garage & private driveway

Utilities: Mains electricity, mains gas, mains water

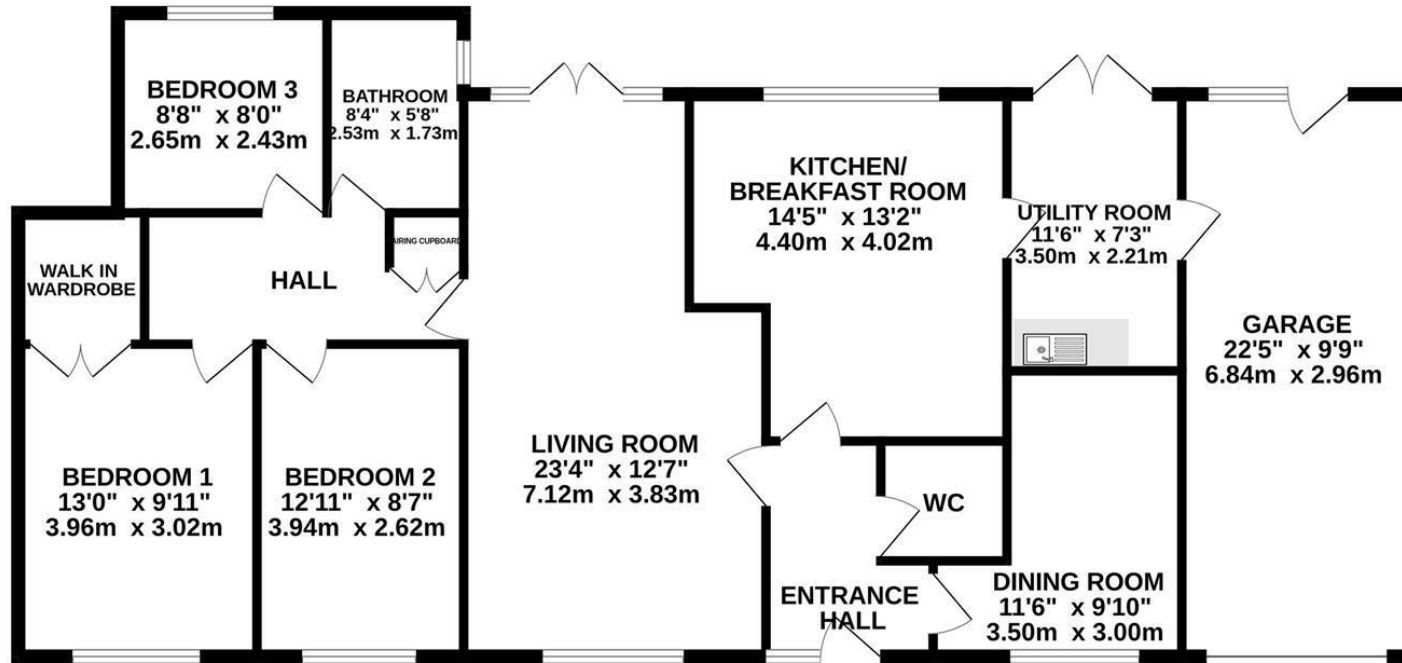
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.

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