

# Oakhurst Lane

West Moors, Dorset BH22 0DT



**HEARNES**

WHERE SERVICE COUNTS



***“A deceptively spacious 1,400 sq ft bungalow occupying a southerly facing secluded plot which is approaching 1/5 of an acre and offered with no chain”***

**FREEHOLD PRICE £580,000**

A generous sized and well presented three bedroom, two reception room, one bathroom, one shower room detached bungalow with a 100ft private, south facing rear garden, large garage with adjoining workshop and a front driveway providing generous off road parking.

This extended 1,400 sq ft bungalow occupies a southerly facing and secluded plot which is approaching 1/5 of an acre. The property also comes to the market offered with no onward chain. Oakhurst Lane is a popular and peaceful location within the Village of West Moors.

- **A 1,400 sq ft three bedroom detached bungalow occupying a secluded plot which is approaching 1/5<sup>th</sup> of an acre**
- **Spacious entrance hall**
- **Shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **15ft Kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, recess for fridge, recess and plumbing for washing machine, space for fridge/freezer, integrated oven, hob and extractor, attractive tiled splashbacks, double glazed window overlooking the front garden and double glazed door leading out onto a side driveway
- **15ft Separate dining room** with double doors leading through into the lounge
- **Dual aspect garden room** with double glazed sliding patio doors leading out into the rear garden
- **15ft Lounge** with an opening through into the garden room and double doors leading through into the dining room
- **Bedroom one** is a generous size double bedroom enjoying a view over the rear garden and benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom enjoying a view over the front garden with fitted double wardrobes
- **Bedroom three** also enjoys a view over the front garden, again has fitted wardrobes and is currently being used as an office
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, WC, wash hand basin, fully tiled walls

**COUNCIL TAX BAND: D**

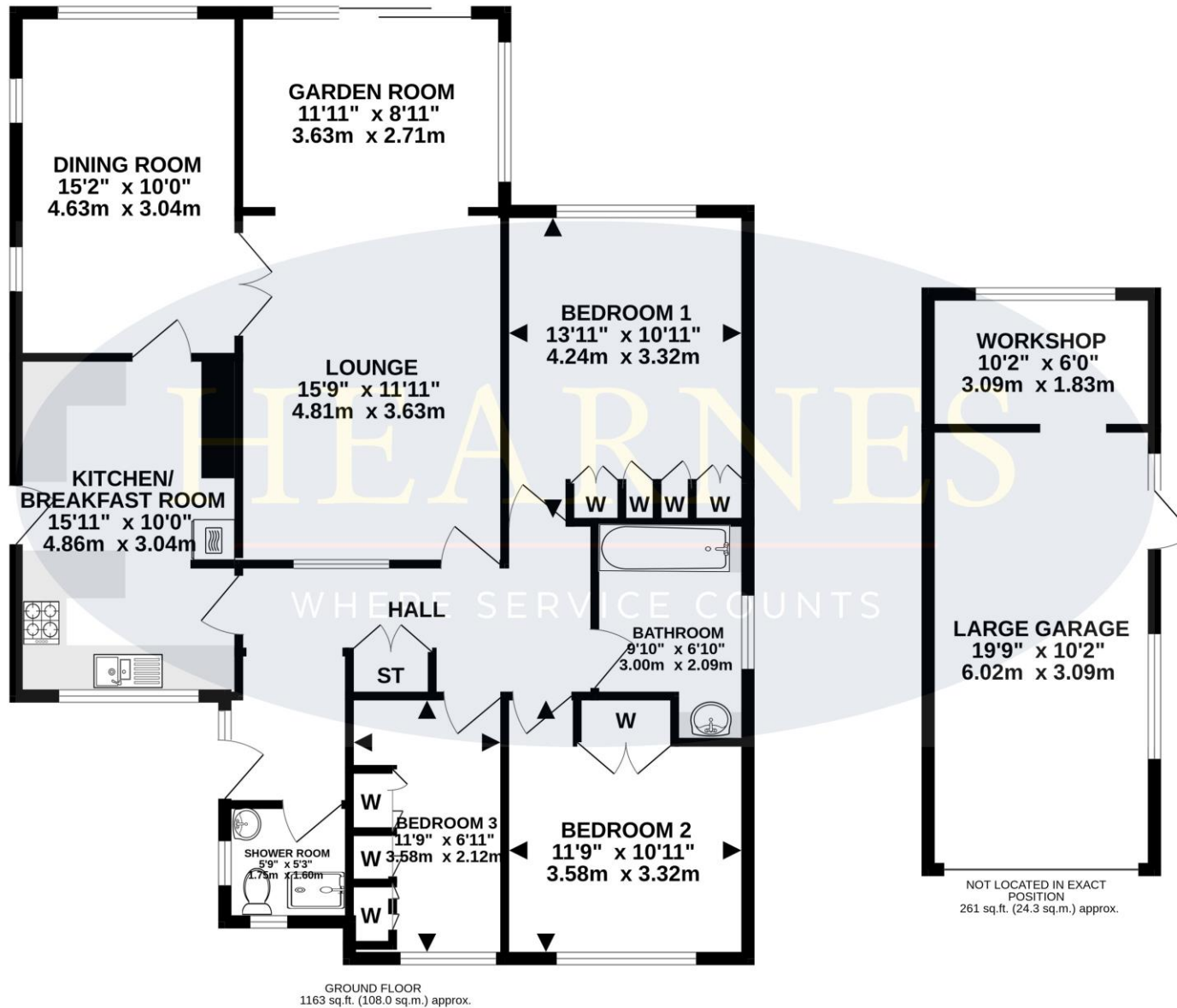
**EPC RATING: D**





TOTAL FLOOR AREA : 1424 sq.ft. (132.3 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## Outside

- The **rear garden** is a superb feature of the property as it measures approximately 100ft in length x 40ft in width, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio area** with a side gate leading onto the **side driveway** and path which continues down alongside the detached garage to a further area of **private patio**. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. Also within the garden there is a useful **timber storage shed** and a **greenhouse**. **The garden itself** is fully enclosed by mature shrubs and fencing and must be seen to be fully appreciated
- A **front block paved driveway** provides generous off road parking. Double wooden gates open onto a side driveway which in turn leads down to a large detached garage
- **Large detached garage** has an up and over door, windows, light and power, side door and an opening through into the workshop
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

This particular property is located approximately 500 metres from West Moors Plantation which offers acres of protected woodland along with numerous cycle paths connecting up with the Castlemain Trailway and Moors Valley Country Park. The village centre of West Moors is located less than 1 mile away. West Moors offers a good selection of day-to-day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 2 miles away.



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