



**Queens Close
West Moors, Dorset, BH22 0HW**

FREEHOLD GUIDE PRICE

£385,000

“An immaculately presented bungalow conveniently located approximately 200 metres from the village centre”

This generous sized and immaculately presented two double bedroom detached bungalow has a 70ft private rear garden with a converted garage and front driveway, whilst situated in a peaceful location and conveniently located approximately 200 metres from the village centre of West Moors.

- **A two double bedroom detached bungalow with a 70ft secluded rear garden in a cul-de-sac location**
- **Covered side entrance passageway** with fitted storage cupboards, air conditioning system, double glazed window overlooking the rear garden, double glazed door giving access, a side door leading into the former garage and front door into the bungalow
- **Entrance porch**
- **Good size entrance hall** with double doors leading through into the lounge
- **Generous size lounge.** An attractive focal point of the room is an exposed stone fireplace with living flame coal effect electric fire, air conditioning system, double glazed window overlooking the front garden, archway through into the dining room
- **Dining room** with a serving hatch through to the kitchen and double glazed window overlooking the front garden
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, grill, hob and extractor, integrated fridge and freezer, recess and plumbing for washing machine, integrated dishwasher, wall mounted gas fired boiler, tiled floor, double glazed window to the side aspect and double glazed door leading out to a side path
- **Bedroom one** is a generous size double bedroom enjoying a pleasant outlook over the rear garden
- **Bedroom two** is also a double bedroom with sliding patio door leading out into the conservatory
- **The conservatory** is currently used as a craft room and utility room and has a fitted sink with rinse hose, a radiator allowing this room to be used all year round and sliding patio doors leading out into the rear garden
- **Shower room** incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Separate cloakroom** finished in a white suite, fully tiled walls and flooring
- **The rear garden** is a superb feature of the property as it measures approximately 70ft in width and offers an excellent degree of seclusion. The garden itself is fully enclosed. Adjoining the rear of the property there is a large, paved patio. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a further patio with trellis above. On the opposite corner of the garden there is a useful timber storage shed
- **A former single garage** has now been converted into a workshop/storeroom. The metal up and over door remains, there is light and power. French doors which lead out into the garden and a side door opening through into a covered side passageway
- **A front driveway** provides generous off road parking
- **The front garden** has been landscaped for ease of maintenance
- **Further benefits include;** double glazing, a gas fired heating system

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.

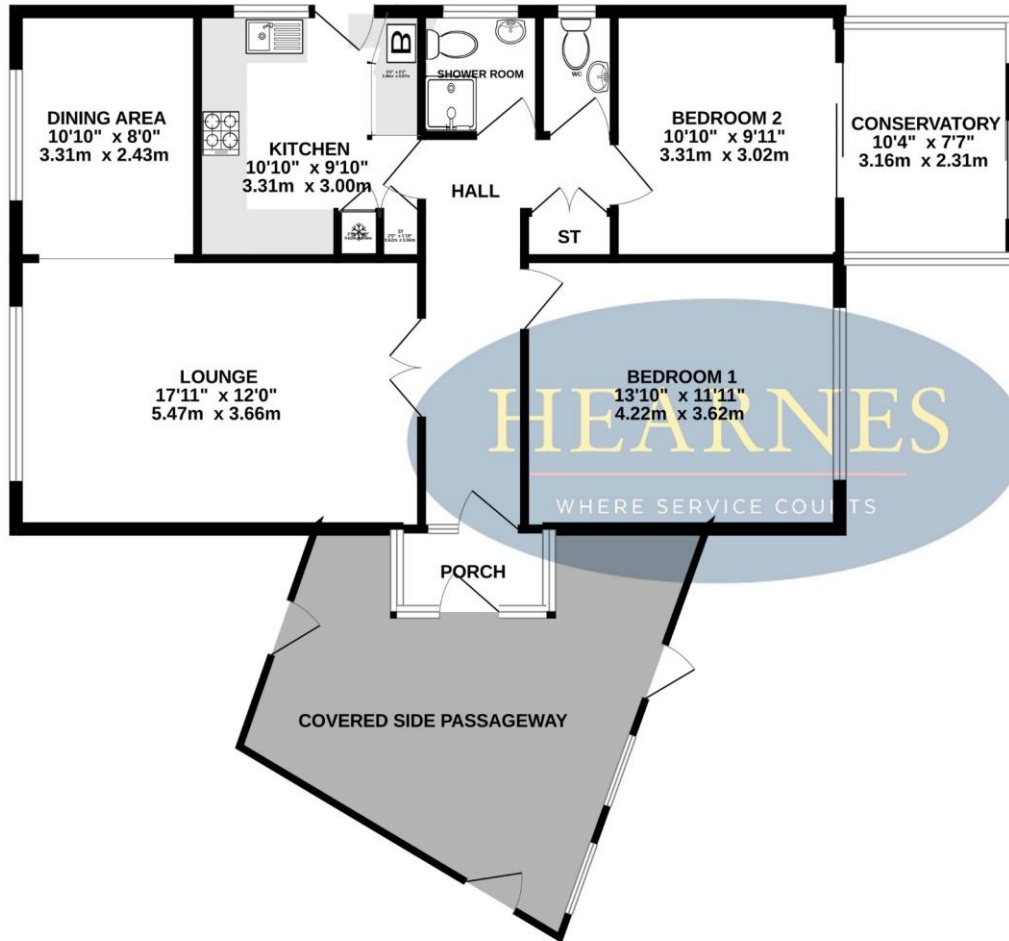
COUNCIL TAX BAND: D

EPC RATING: D

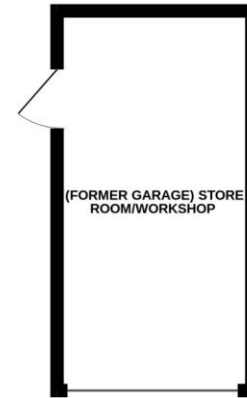
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
926 sq. ft. (86.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
143 sq. ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

