



179
Uplands Road

HEARNES

WHERE SERVICE COUNTS

**Uplands Road, West Moors
Dorset, BH22 0EZ**

FREEHOLD PRICE

£375,000

“A modernised and immaculately presented bungalow with a 35ft secluded south facing garden”

This modernised and beautifully presented two double bedroom detached bungalow has a 35ft secluded south facing rear garden and driveway.

This light and spacious bungalow occupies a good secluded southerly facing corner plot and is conveniently situated approximately 500 metres from acres of protected woodland (West Moors Plantation)

- **A modernised two double bedroom detached bungalow with a secluded south facing rear garden**
- **Entrance porch**
- 17ft Dual aspect **lounge/dining room** with feature fireplace
- 13ft **Modernised kitchen** incorporating ample roll top work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, integrated fridge/freezer and dishwasher, recess and plumbing for a washing machine, cupboard housing a wall mounted gas-fired boiler, window to the front aspect and a door leading out to the side driveway
- **Bedroom one** is a generous sized double bedroom overlooking the garden
- **Bedroom two** is a good sized double bedroom with sliding patio doors leading out to the rear garden
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath with shower over and glass shower screen, pedestal wash hand basin, wc, fully tiled walls and flooring
- **Rear garden** which is a superb feature of the property as it measures approximately 35ft x 40ft, faces a **southerly aspect** and offers an excellent degree of seclusion. The garden itself has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs. Within the rear garden there is a summer house, timber storage shed and a gravelled eating area with trellis over. The garden also continues round one side of the property. A side gate opens onto the gravelled side driveway
- A front driveway provides generous **off-road parking** and the front garden has been landscaped for ease of maintenance
- **Further benefits** include double glazing and a gas-fired heating system

There is a good selection of amenities in West Moors approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2.5 miles away.

COUNCIL TAX BAND: D

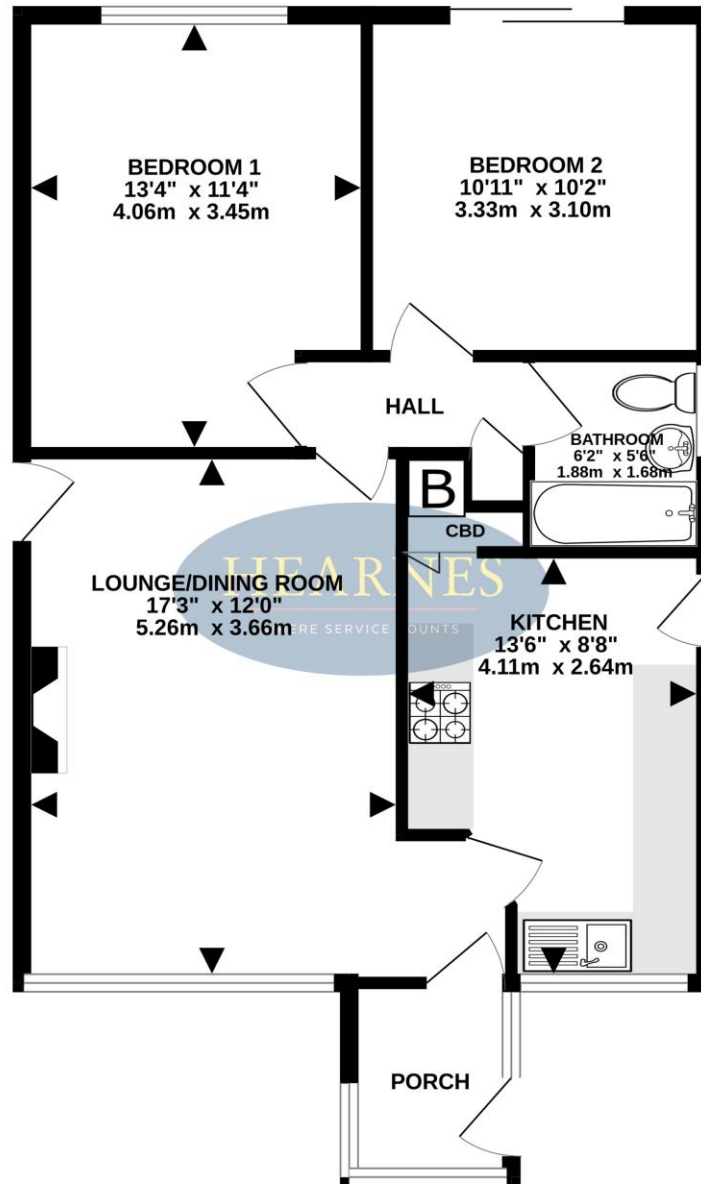
EPC RATING: D



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TOTAL FLOOR AREA : 711sq.ft. (66.1 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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GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.

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