

Glenwood Road,

West Moors, Dorset, BH22 0ER



HEARNES

WHERE SERVICE COUNTS



“An extended and versatile 2,200 sq ft family home with a private south facing garden”

FREEHOLD PRICE £750,000

This beautifully finished and substantially enlarged four bedroom, one bathroom, one shower room detached chalet style family home has a 16' roof terrace overlooking a private south facing rear garden with a front gravelled driveway providing generous off road parking and outbuildings.

This stunning 2,200 sq ft versatile family home has undergone a number of improvements and has some lovely finishing touches. The property sits centrally on a good sized southerly facing and secluded plot whilst also enjoying a sought after tree lined road and conveniently located approximately 650 metres from West Moors village centre.

- **2,200 Sq ft four bedroom detached family home with a private south facing rear garden**
- 28' x 24' Impressive and spacious **entrance hall** with three double coat and storage cupboards
- 20' Light and spacious **lounge** with two large picture windows and double glazed French doors leading out into the rear garden, recess for television, shelf beneath and display recess below
- 16' x 16' Impressive **kitchen/dining room** with vaulted ceiling, large picture windows with double glazed French doors leading out into the rear garden. Ample worktops, good range of base and wall units, attractive tiled splashbacks, integrated SMEG 5 ring gas hob with Siemens extractor above, integrated Neff oven with grill above, integrated washing machine, tumble drier and dishwasher, space for American style fridge freezer, ample space for a dining table and chairs, tiled floor with underfloor heating
- Bedroom two is a **double bedroom** enjoying a dual aspect
- **Walk-in wardrobe** with fitted hanging rail and shelves
- Bedroom three is also a **double bedroom** enjoying a dual aspect
- Bedroom four is a good sized **single bedroom** with a double glazed window to the side aspect
- Luxuriously appointed and spacious **family bathroom** incorporating a good sized corner shower cubicle with a chrome raindrop shower head, contemporary free standing bath with mixer taps and shower attachment, WC, wall mounted wash hand basin, tiled floor, underfloor heating and partly tiled walls

First Floor:

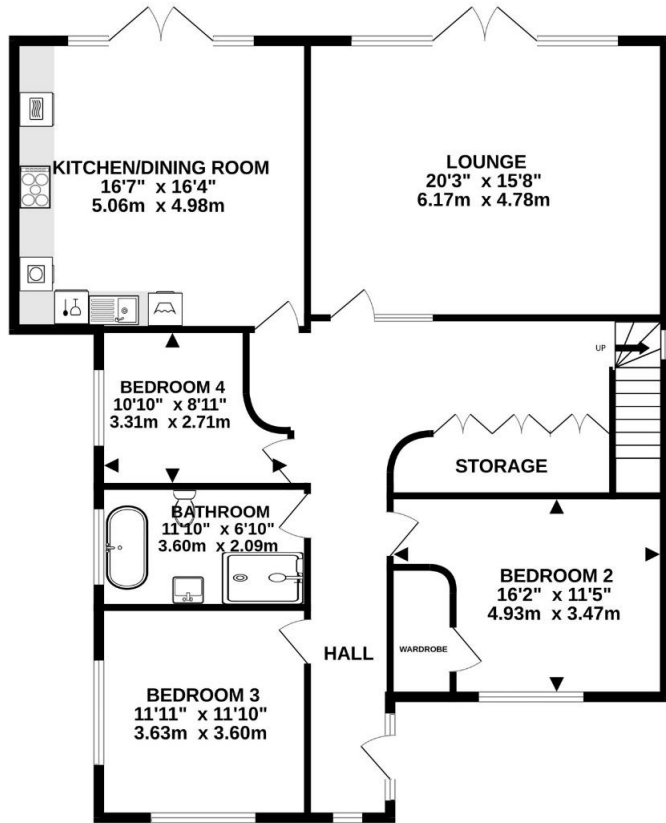
- **Landing** with two fitted double cupboards
- **Master bedroom** which is currently being used as a sitting room has a double glazed velux roof window, double glazed picture windows and double glazed French doors leading out onto a sun terrace
- **Dressing area** which is currently being used as a study area has access into the eaves for useful storage
- **En-suite shower room** finished in a contemporary white suite incorporating a corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 16' x 15' **Roof terrace** which has composite decking and is enclosed by a mixture of obscure and clear glass balustrade as well as enjoying a pleasant outlook over the private south facing rear garden

COUNCIL TAX BAND: F

EPC RATING: D



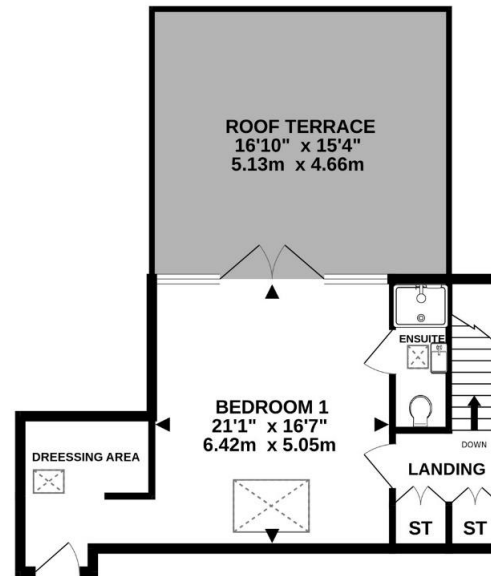




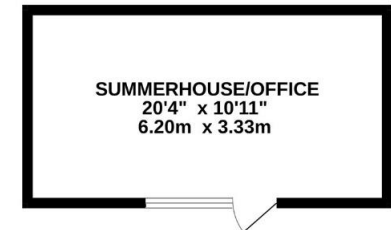
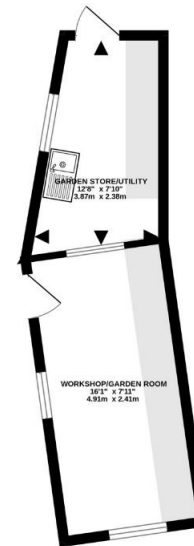
GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.

TOTAL FLOOR AREA : 2217 sq.ft. (206.0 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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1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



NOT LOCATED IN EXACT POSITIONS
475 sq.ft. (44.1 sq.m.) approx.





Outside

- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 55' x 45'
- Adjoining the rear of the property there is a timber decked seating area. There are steps leading onto a good sized area of lawn which is bordered by well stocked flower beds. Also within the garden there is **potting shed** and at the far end of the garden there is a further decked seating area and paved patio. Also at the far end of the garden there is a detached **summerhouse/office** which has light and power, double glazed window and a double glazed door, (this will make an ideal home office/gym/teenagers retreat). A gravelled side path leads down to a **garden store/utility room** which has worktops, wall mounted units and a sink unit and a **workshop/garden room** which has fitted units and worktops, light and power
- An electronically operated sliding front gate opens onto a front gravelled **driveway** which provides generous off road parking
- The **front garden** is stocked with many attractive plants and shrubs. There is a seating area and a timber storage shed.
- **Further benefits** include an entry video phone camera system on the front electric gates, a gas fired heating system with Nest heating controls and double glazing

West Moors offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.



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