



HEARNES
WHERE SERVICE COUNTS

**Weavers Close
West Moors, Dorset BH22 0PG**

FREEHOLD PRICE

£475,000

“Situated in a pleasant cul-de-sac location with a private south facing garden offered with no chain”

This upgraded and improved four bedroom, one bathroom, one shower room, two reception room detached family home has a private, south facing rear garden, single garage and driveway providing generous off road parking whilst situated in a peaceful and popular cul-de-sac location and offered with no onward chain.

This fantastic family home has undergone a number of improvements. The south facing garden and cul-de-sac are two particular features.

- **Four bedroom detached family home with a private south facing garden and no chain**

Ground floor:

- **Entrance hall** with a useful understairs cupboard and an internal door leading through into the integral garage
- **Ground floor cloakroom** finished in a stylish white suite incorporating a WC, wall mounted wash hand basin, tiled floor
- **Modern kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units with an integrated hob and extractor canopy above, oven, grill, microwave, washing machine, dishwasher, fridge and freezer, tiled floor, double glazed window to the front aspect, double glazed door leading out onto a side path and further door leading into the dining room
- Light and **spacious lounge** with double glazed French doors leading out into the south facing rear garden
- Good sized **separate dining room** with double glazed overlooking the rear garden

First floor:

- **Landing**
- **Bedroom one** is a generous size double bedroom with a double glazed window to the front aspect
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, wall mounted wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom with double glazed window to the front aspect and useful storage cupboard
- **Bedroom three** is also a double bedroom with double glazed window to the rear aspect
- **Bedroom four** is currently used as an office, is a good size single bedroom and has a double glazed window to the rear aspect
- **Family bathroom** refitted in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, low level WC, fully tiled walls and flooring
- The **rear garden** is a particular feature of the property as it faces a south westerly aspect, offers an excellent degree of seclusion and measures approximately 30ft x 30ft
- Adjoining the rear of the property there is an Indian sandstone paved patio with an Indian sandstone paved path leading down to a side gate. A further path leads down to a useful **timber storage shed**. The remainder of the garden is predominantly laid to lawn
- A **front block paved driveway** provides generous off road parking and in turn leads up to a single garage
- **Single garage** has a metal up and over door, light and power and internal door leading through into the property
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, gas fired heating system and the property is also offered with no onward chain

West Moors offers a good selection of day-to-day amenities. The village centre of West Moors is located approximately 800 metres away.

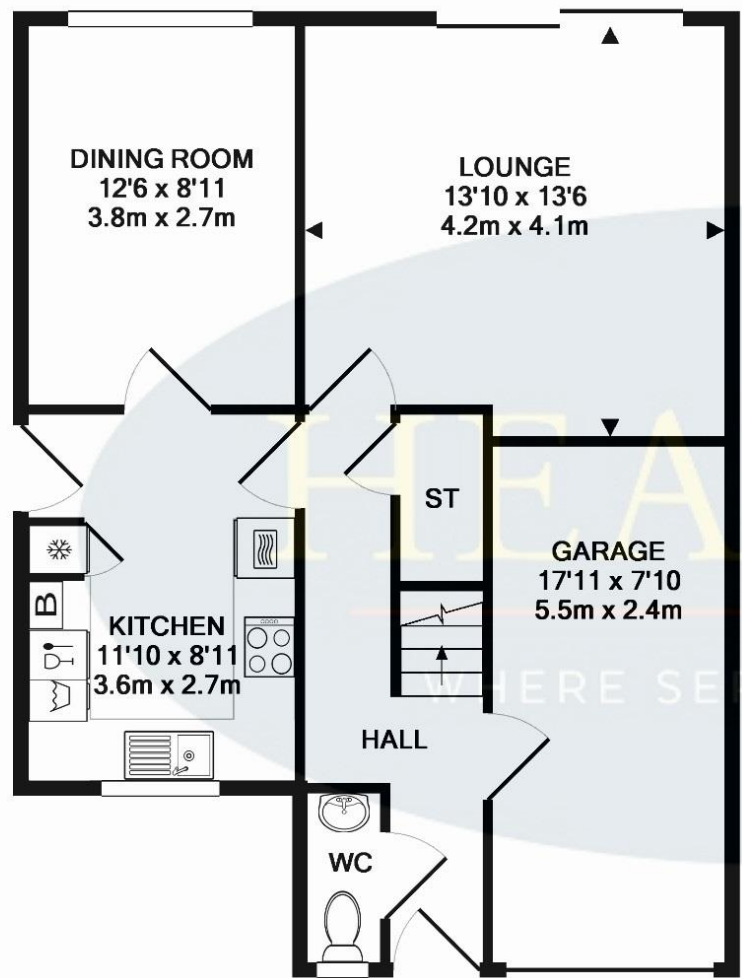
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 3 miles away.

COUNCIL TAX BAND: E

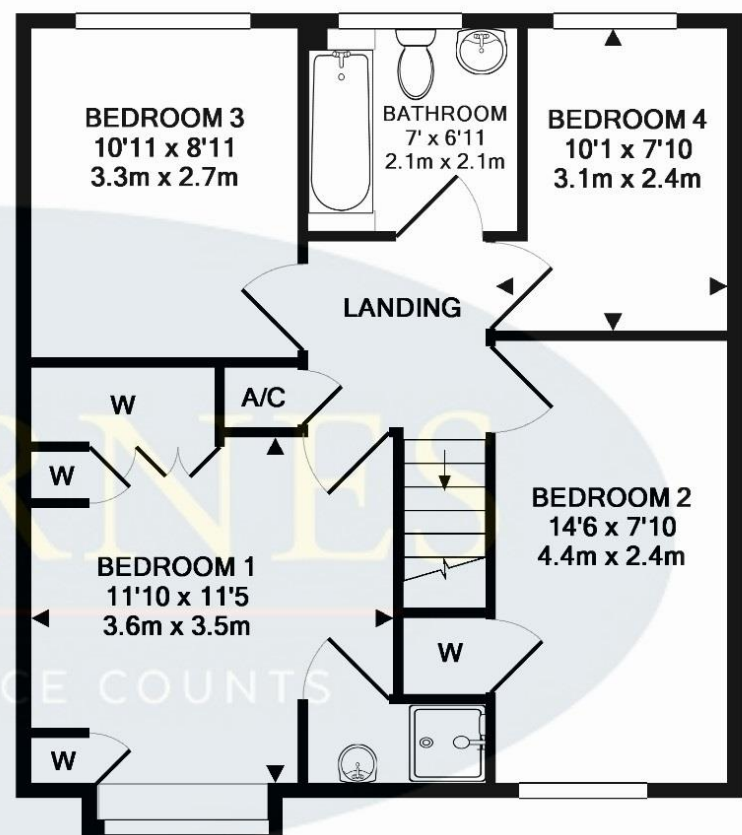
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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
APPROX. FLOOR
AREA 640 SQ.FT.
(59.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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