

Abbey Road

West Moors, Dorset BH22 0AU





“An extended and modernised bungalow, occupying a southerly facing secluded plot approaching 1/5 of an acre”

FREEHOLD GUIDE PRICE £650,000

This extended and modernised three double bedroom detached bungalow has a converted loft space, 75ft secluded south facing rear garden, detached single garage and driveway providing generous off-road parking. This superbly positioned and deceptively spacious bungalow has undergone a number of recent improvements, and sits centrally on a secluded plot which is approaching 1/5 of an acre.

The property enjoys a popular tree lined road within West Moors and now comes to the market offered with no onward chain.

- **Three double bedroom** detached bungalow, occupying a secluded southerly facing plot approaching 1/5 of an acre
- **Entrance hall** with a coat cupboard, storage cupboard and a paddle staircase rising to a converted loft space
- 27ft Stunning open plan **triple aspect kitchen/lounge/dining room**. The kitchen area has been recently refitted and incorporates ample worktops, a good range of base and wall units, integrated hob with extractor canopy above, integrated oven and grill, recess and plumbing for a dishwasher, recess for a fridge/freezer, tiled floor and window to the side aspect
- The **lounge/dining area** has a window to the side aspect and French doors leading out to the rear garden and patio
- 15ft **Utility room** with a tiled floor, ample worktops, base units, stainless steel sink and drainer, recess and plumbing for a washing machine, replacement wall-mounted gas-fired boiler, tiled floor, window overlooking the rear garden and a door giving access
- **Three double bedrooms**
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- 18ft **Converted loft space** with Velux window and access into a loft storage space
- **Further benefits** include newly replaced double glazing, UPVC fascias and soffits, a gas-fired heating system and the property now comes to the market offered with **no onward chain**

COUNCIL TAX BAND: E

EPC RATING: D





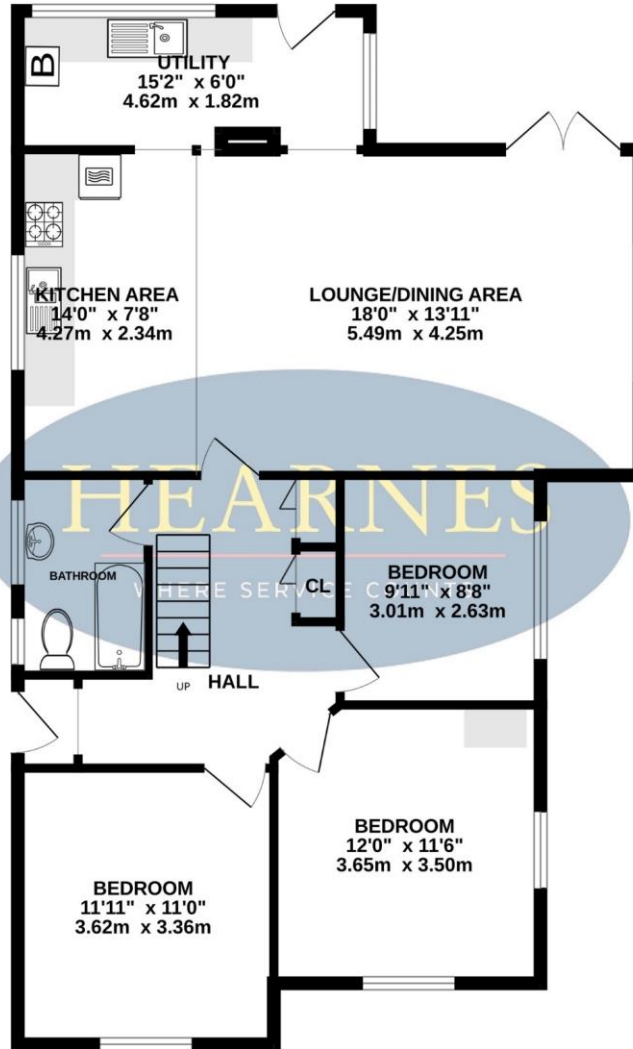
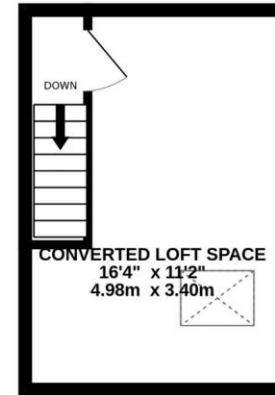
NOT LOCATED IN EXACT POSITION
151 sq.ft. (14.1 sq.m.) approx.



GROUND FLOOR
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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 Hearnese 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 faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 75ft x 50ft. Adjoining the rear of the property there is a porcelain paved patio, with the remainder of the garden predominantly laid to lawn. The garden itself is fully enclosed by mature shrubs and fencing
- At the front of the property there is a large area of lawned front garden and a **hard standing** providing the ideal storage space for a boat or caravan
- A front and side gravel driveway provides **generous off-road parking** for several vehicles and in turn leads down to a detached single garage
- Detached **single garage** with a metal up and over door

Local amenities are situated on Pinehurst Road less than 500 metres away. The village centre of West Moors is located approximately 1 mile away and offers a good selection of day to day amenities. Ferndown offers a further selection of shopping leisure and recreational facilities, with the town centre located less than 2 miles away.



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