



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



# FREEHOLD GUIDE PRICE

## £465,000

***“A modernised family home with a double glazed conservatory in a cul-de-sac and offered with no chain”***

This upgraded and improved four bedroom, one bathroom, one en-suite, two reception room family home has a double glazed conservatory overlooking an enclosed rear garden with a single garage and driveway whilst tucked away 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 and is offered in an immaculate condition. The property is tucked away in a cul-de-sac location and is conveniently located to the village centre of West Moors.

- **A four bedroom detached family home with an enclosed garden and no chain**

#### Ground floor:

- **Spacious entrance hall** with understairs storage cupboard
- **Re-fitted cloakroom** finished in a stylish white suite
- **Re-fitted, modern kitchen** incorporating ample marble effect worktops with matching upstands, integrated oven, hob and extractor, integrated fridge/freezer and dishwasher and cupboard housing a wall mounted gas fired combi boiler, Karndean flooring, double glazed window to the front aspect, double glazed door leading out to the side path and a door leading into the dining room
- **Generous size lounge** with double glazed French doors leading out into the conservatory and opening through into the dining room
- **Good size separate dining room** enjoying a pleasant outlook over the rear garden
- **11ft Fully double glazed conservatory**, double glazed French doors leading out into the rear garden

#### First floor:

- **Bedroom one** is a generous size double bedroom benefitting from a fitted wardrobe
- **En-suite shower** incorporating a shower cubicle, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is also a generous size double bedroom benefitting from a good size fitted storage cupboard
- **Bedroom three** is again a double bedroom
- **Bedroom four** is a good size single bedroom, currently used as an office
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls

#### Outside:

- **The rear garden** has been landscaped for ease of maintenance, is fully enclosed and measures approximately 35ft x 30ft
- **The garden** incorporates a good size Indian sandstone paved patio and an area of artificial lawn with a further area of patio with gazebo over
- **A side path** leads down to a side gate
- **A front block paved driveway** provides generous off road parking, which in turn leads up to an integral single garage. To the side of the property and adjacent to the garage there is a small garden shed
- **Integral single garage** has a remote control up and over door, light and power and plumbing for a washing machine
- **Further benefits include:** double glazing, UPVC fascias and soffits, a gas fired heating system and the property now comes to the market 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 900 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away.

**COUNCIL TAX BAND: E**

**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.







