

Glenwood Road

West Moors, Dorset, BH22 0EN



HEARNES

WHERE SERVICE COUNTS



“A 2,200 sq ft family home approximately 400 metres from the village centre and West Moors Plantation, with no chain”

FREEHOLD PRICE Guide Price £800,000

This immaculately presented and conveniently located four/five double bedroom, one bathroom, one shower room, two/three reception room detached family home has a private enclosed rear garden, double garage and driveway providing generous off-road parking.

This light and spacious 2,200 sq ft family home enjoys a sought after location in the village of West Moors. The property is also located approximately 450 metres from the village centre and West Moors Plantation offering acres of protected woodland, ideal for dog walking with cycle and foot paths leading to the Castleman Trailway and Moors Valley Country Park.

- **2,200 sq ft Four/five double bedroom detached family home, offered with no onward chain**

Ground Floor:

- 12ft x 11ft Impressive **entrance hall**
- 24ft Impressive **dual aspect lounge** with a window overlooking the front garden and French doors leading out to the private rear garden. A living flame coal effect gas fire with wooden surround creates an attractive focal point
- Good sized separate **dining room** with French doors leading out to the rear garden
- **15ft Kitchen/breakfast room** incorporating ample worktops which continue round to form a breakfast bar, tiled splashbacks, an excellent range of high gloss base and wall units with underlighting, integrated Bosch five ring gas hob with extractor canopy above, integrated AEG oven and grill, recess and plumbing for a dishwasher, space for an American style fridge/freezer, tiled floor and a window overlooking the rear garden
- **Utility room** with ample worktops, recess and plumbing for a washing machine, space for a tumble dryer, sink unit, tiled floor and a door leading out to the side path
- Generous sized **study** with a window to the side aspect (this could also be used as a bedroom)
- **Spacious cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wall-mounted wash hand basin with vanity storage beneath and fully tiled walls

First Floor:

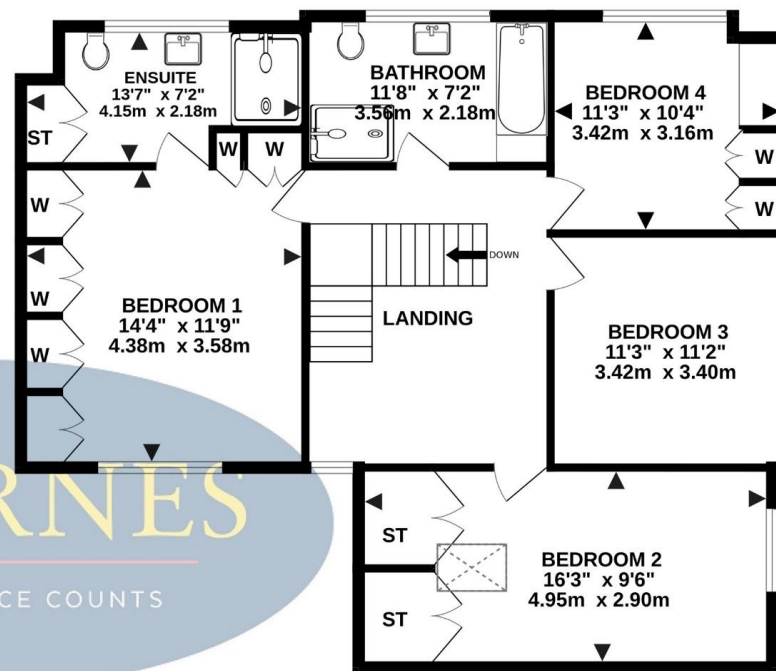
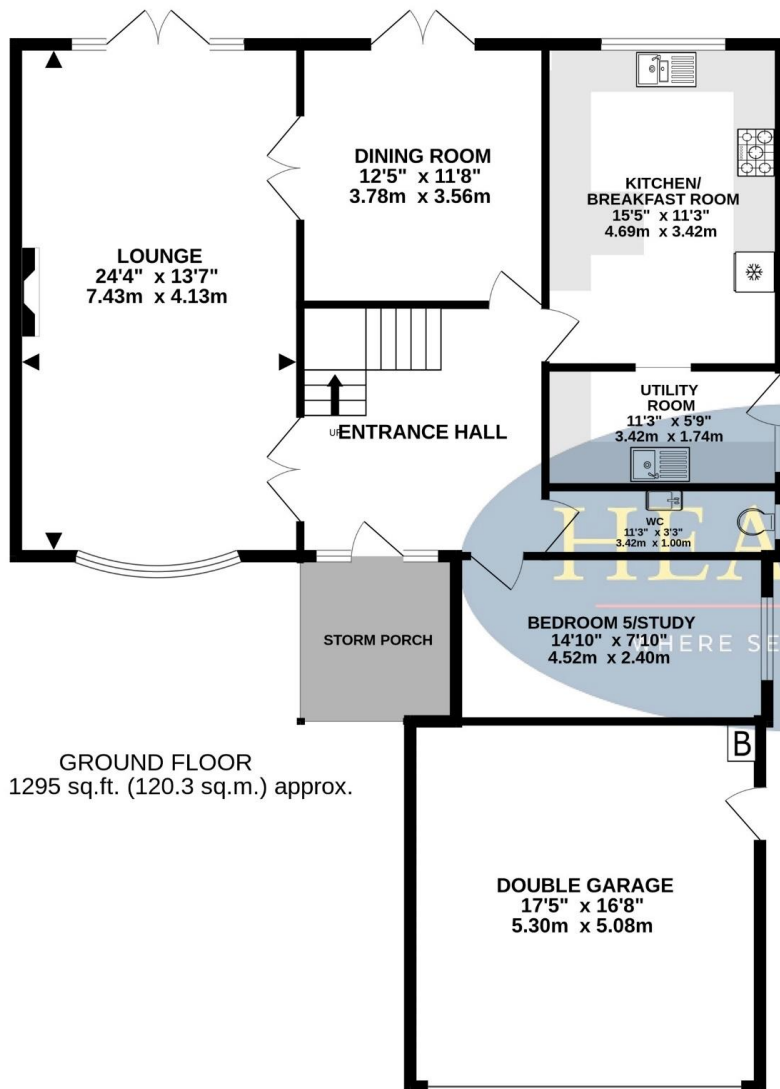
- Spacious **galleried landing** which is large enough to be used as a study area
- **Bedroom one** is a generous sized double room benefitting from an excellent range of fitted wardrobes
- Spacious **en-suite shower room** incorporating a good sized walk in shower area, wash hand basin with vanity storage beneath, wc with concealed cistern, partly tiled walls and double shelf linen cupboard
- **Bedroom two** is also a generous sized double room enjoying a dual aspect eaves storage space
- **Bedroom four** is again a double room benefitting from fitted wardrobes, drawer storage and shelving
- **Bedroom three** is also a double room
- Spacious **family bathroom/shower room** finished in a stylish white suite incorporating a shower cubicle, panelled bath with mixer taps and shower hose, wc with concealed cistern and wash hand basin with vanity storage beneath
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property comes to the market offered with no onward chain

COUNCIL TAX BAND: F

EPC RATING: C







TOTAL FLOOR AREA : 2252 sq.ft. (209.2 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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Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is immaculately kept and measures approximately 50ft x 50ft. Adjoining the rear of the property there is a large Indian sandstone paved patio, with the remainder of the garden predominantly laid to lawn. The lawn is bordered by well-stocked flower beds and at the far end of the garden there is a graveled seating area. The garden is stocked with many attractive plants and shrubs. A side path leads down to a side gate, where there is a side door into the garage
- **Double garage** with a remote control up and over door, ladder giving access to a useful boarded loft storage space, light, power, wall-mounted gas-fired Worcester boiler and a double glazed side door
- Wrought iron gates open onto a front block paved driveway providing generous **off-road parking** which in turn leads up to a double garage
- Small area of front lawn, bordered by well-stocked flower beds. The garden is stocked with many attractive ornamental plants and shrubs. A paved path leads up to a covered front entrance

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



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