



**HEARNES**  
WHERE SERVICE COUNTS

**Pinehurst Road  
West Moors, Dorset BH22 0AP**



# FREEHOLD PRICE

## £450,000

***“Recently modernised bungalow with a secluded south facing garden, offered with no chain”***

This beautifully finished and recently modernised two double bedroom detached bungalow has a secluded south facing rear garden and front driveway whilst situated in a popular and convenient location within the village of West Moors.

The property has undergone complete modernisation which has been finished to a high standard and now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow with a secluded south facing rear garden and no chain**
- **16ft Entrance hall**
- 20ft Light and spacious **dual aspect lounge/dining room** with a feature fireplace and double glazed bi-fold doors opening out into a secluded south facing rear garden
- Beautifully finished brand-new **kitchen/breakfast room** incorporating wood block worktops with an inset Belfast sink and an excellent range of integrated appliances to include oven, grill, hob, extractor, dishwasher, washing machine, fridge and freezer with space for breakfast table and chairs and double glazed window to the side aspect
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect
- **Bedroom two** is also a double bedroom
- Beautifully finished and spacious **family bathroom** incorporating a panelled bath with chrome raindrop shower head above and separate shower attachment, WC, wash hand basin with vanity storage beneath
- **Separate cloakroom** also fitted in a white suite
- **The rear garden** measures approximately 30ft x 25ft, offers an excellent degree of seclusion, is southerly facing and has been landscaped to incorporate a newly laid lawn and porcelain paved patio
- **A front block paved and gravelled driveway** provides generous of road parking
- **A side path** leads round to the main entrance into the property
- **Further benefits include;** double glazing and a gas fired heating system and the property now comes to the market offered with no chain

The village centre of West Moors is located approximately 650 metres away. West Moors offers a good selection of day-to-day amenities. Ferndown town centre is located approximately 2 miles away. Ferndown also offers a good selection of day-to-day amenities.

**COUNCIL TAX BAND: D**

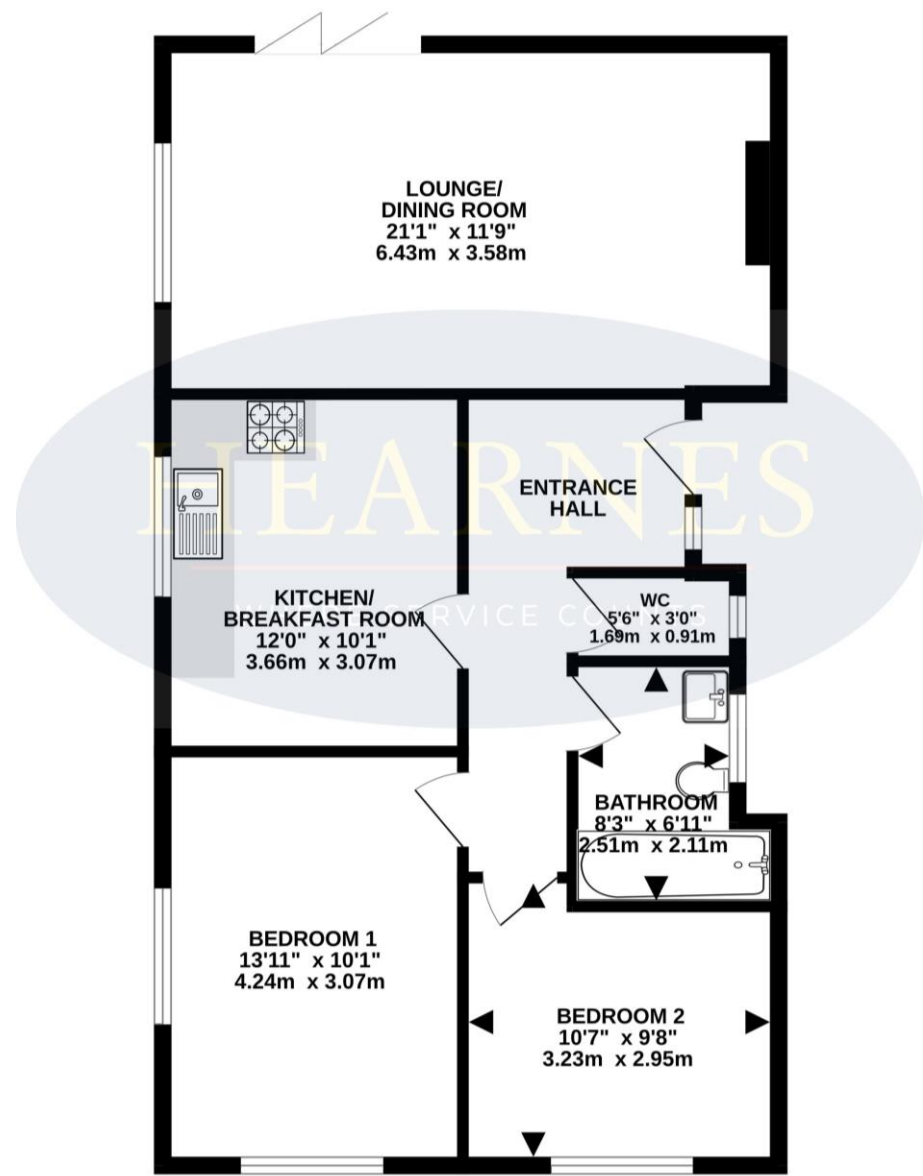
**EPC RATING: D**

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.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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