

Glenwood Road

West Moors, Dorset, BH22 0ER



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and versatile 3,300 sq ft family home with a secluded south facing garden”

FREEHOLD PRICE £995,000

This superbly appointed and extremely spacious five double bedroom, two bathroom, two shower room, two reception room detached house has a double glazed conservatory overlooking a secluded and south facing rear garden, single garage and front driveway providing generous off-road parking.

This light, spacious and versatile 3,300 sq ft family home has annexe potential and is finished to an extremely high standard.

The southerly facing secluded plot is a particular feature, along with the sought after tree lined road within the heart of West Moors. An early viewing is strongly recommended to fully appreciate the properties overall size and superb location.

- **3,300 sq ft five double bedroom detached house, occupying a secluded and southerly facing plot**

Ground Floor:

- 28ft x 19ft Impressive **reception hall** with partly vaulted ceiling, oak flooring and oak staircase creating an attractive focal point, with oak veneer internal doors leading through to the ground floor accommodation
- 23ft Impressive **lounge** with bespoke fitted shelving, TV recess and cupboard storage, double doors leading to the reception hall and double door leading through to the kitchen/breakfast room
- **26ft Stunning kitchen/breakfast room.** The breakfast area has ample space for a large dining table and chairs, bi fold doors opening out to a southerly facing private rear garden and oak flooring. The kitchen area is beautifully finished with contemporary slimline worktops, high gloss base and wall units and an excellent range of Neff integrated appliances to include combination oven, twin fan ovens and a grill, integrated five ring gas hob with extractor canopy above, dishwasher, integrated fridge, ceramic sink with waste disposal, oak flooring, a window overlooking the rear garden, a door leading through to the conservatory and a further door into the utility room
- **Utility room** finished with slimline worktops, base and wall units, space for a freezer, recess and plumbing for a washing machine, space for a tumble dryer and sink unit
- Fully double glazed **conservatory** with oak flooring and underfloor heating and a door leading out to the rear garden
- 17ft Impressive separate **dining room** with door leading through to the reception hall and window overlooking the front garden
- **Bedroom four** is a generous sized double bedroom with fitted wardrobes
- **En-suite shower room** finished in a stylish white suite to incorporate a good sized corner shower cubicle, wc with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom five** is also a generous sized double bedroom
- Spacious and luxuriously appointed **family bathroom/shower room** incorporating a good sized walk in shower area with chrome raindrop shower head and separate shower attachment, bath with separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- Spacious **cloakroom** finished in a stylish white suite

First Floor:

- Impressive **galleried landing/staircase** and double airing cupboard
- **Bedroom one** is an impressive 22ft x 21ft main bedroom with fitted wardrobes and French doors leading to a Juliette balcony
- **Dressing room** with fitted hanging rails and shelving
- Luxuriously appointed and spacious **en-suite bathroom/shower room** incorporating a large walk-in shower area, freestanding roll top contemporary bath with mixer taps and shower attachment, his and hers wash hand basins with vanity storage beneath, wc with concealed cistern, tiled floor with underfloor heating and partly tiled walls
- **Bedroom two** is also a generous double bedroom with a dressing area and fitted wardrobes
- Spacious **en-suite wet room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Bedroom three** is a large double bedroom, currently being used as a second lounge
- **Further benefits** include double glazing and a gas-fired heating system

COUNCIL TAX BAND: E

EPC RATING: C

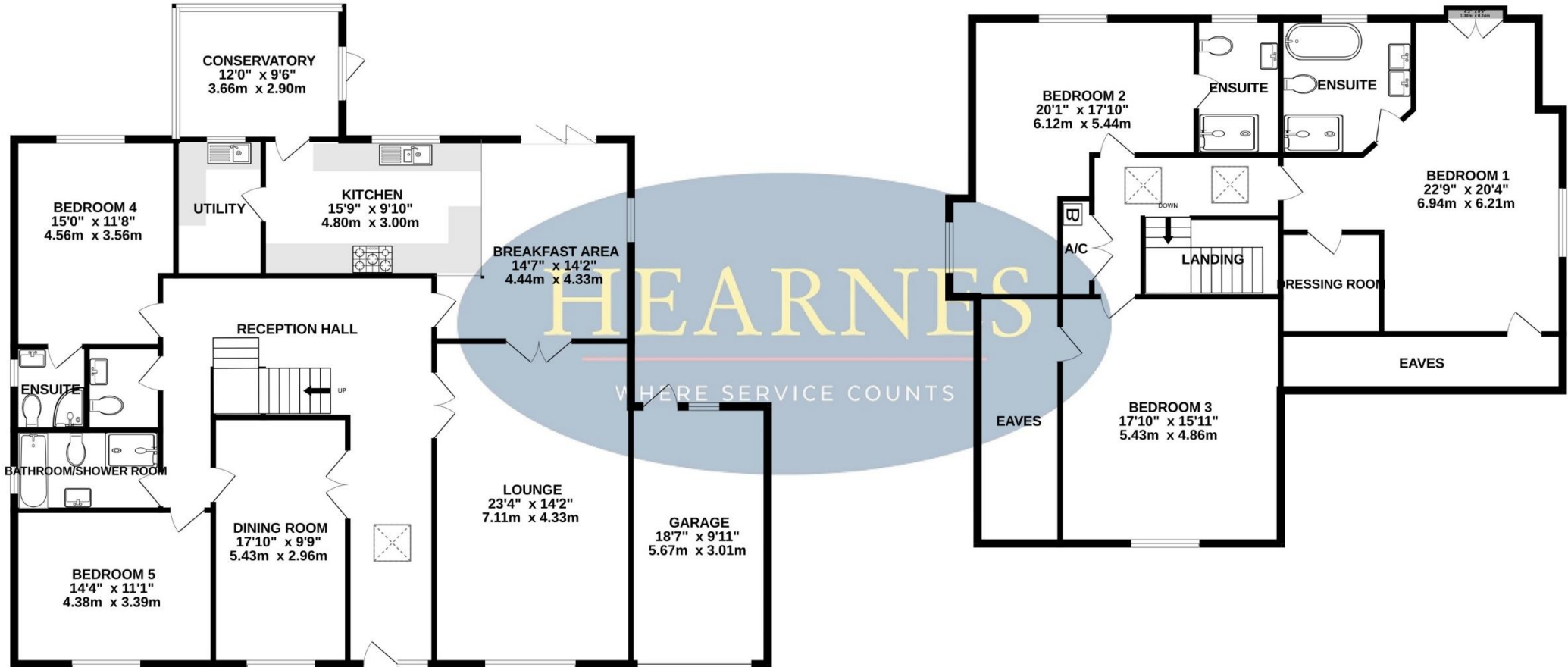




GROUND FLOOR
1985 sq.ft. (184.4 sq.m.) approx.



1ST FLOOR
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA : 3366 sq.ft. (312.8 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

- **Rear garden** with maximum overall measurements of 50ft x 50ft, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large Indian sandstone paved patio which continues round one side of the property. The remainder of the garden is predominantly laid to lawn, which is bordered by well stocked flower beds. Outside tap. In the far corner of the garden there is a summerhouse. The garden itself is fully enclosed and is a particular feature
- Double wooden gates open onto a front driveway which provides generous **off-road parking**, with a good sized area of front lawn
- **Single garage** with a remote control roll up and over front door, light, power, rear personal door and internal water tap

The village centre of West Moors is located approximately 650 metres away. West Moors offers an excellent selection of day to day amenities. Access to West Moors plantation is approximately 350 metres away. Ferndown offers a further selection of shopping, leisure and recreational facilities, with the town centre located approximately 2 miles away. Ferndown also offers a championship golf course on Golf Links Road.



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