

Shelley Place

Pinehurst Road, West Moors BH22 0AJ



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and substantially enlarged family home with underfloor heating and a 75ft secluded west facing garden in a cul-de-sac location”

FREEHOLD PRICE £650,000

This beautifully finished and substantially enlarged three bedroom, one bathroom, one shower room, fantastic detached family home with underfloor heating, has a 75ft secluded west facing rear garden, single garage and driveway, whilst tucked away in a peaceful, yet convenient cul-de-sac location within the village of West Moors.

The current owners have managed to create a 1,700sq ft deceptively spacious family home which undoubtedly has the WOW factor. The property has been extended over two floors. The ground floor accommodation has been extended to create a 24ft stunning open plan dining/family area which has underfloor heating and sliding patio doors, opening out into a 75ft private west facing rear garden. The property has some lovely finishing touches which include a fully fitted kitchen, with high quality integrated appliances, air conditioning in principle rooms and external security cameras. An early viewing of this fantastic family home is recommended to fully appreciate its size and location.

- **1,700sq ft extended three bedroom detached family home with a 75ft secluded west facing rear garden**

Ground floor

- **Entrance hall**
- **Ground floor cloakroom** finished in a stylish white suite
- **15ft beautifully finished kitchen/breakfast room**, incorporating extensive quartz worktops with matching upstands, a central island unit, also finished with quartz which continues round to form a breakfast bar. There is an excellent range of high quality integrated appliances to include a NEFF combi oven, ELICA induction hob with down draught extractor, a stainless steel Franke sink with Quooker boiling hot water tap, large wine fridge, NEFF dishwasher, full height fridge and freezer, coffee/larder cupboard
- **24ft dining/family room** which is a fantastic family entertaining space with a vaulted ceiling, with ceiling skylight and LED lighting and air conditioning. An attractive focal point of the room is a striking living flame log effect fire with TV recess above, shelving and cupboards either side, sliding patio doors which extend the full width of the wall and open to offer uninterrupted views over the private 75ft west facing rear garden. Underfloor heating also continues throughout.
- **18ft lounge** enjoying a dual aspect, with bespoke fitted storage and shelving with a large understairs storage cupboard, with a wall mounted gas fired boiler
- **Utility room** with recess and plumbing for washing machine, storage and double glazed door leading out into the rear garden

First floor

- **Good size landing**
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with fitted wardrobes and air conditioning
- **Spacious ensuite shower room** finished in a high quality and stylish Villeroy and Boch suite, incorporating a corner shower cubicle, WC, wall mounted wash hand basin, partly tiled walls and tiled floor
- **Bedroom two** is also a generous sized double bedroom, which enjoys a dual aspect and has air conditioning. This room has the potential to be split into two bedrooms if required
- **Bedroom three** is a single bedroom
- **Snug/office** is currently used as a storage space, but could also be used as a bedroom if a window was installed
- **Family bathroom** also finished in a high quality Villeroy and Boch white suite, incorporating a panelled bath, WC, wall mounted wash hand basin, partly tiled walls and tiled floor

COUNCIL TAX BAND: D

EPC RATING: B

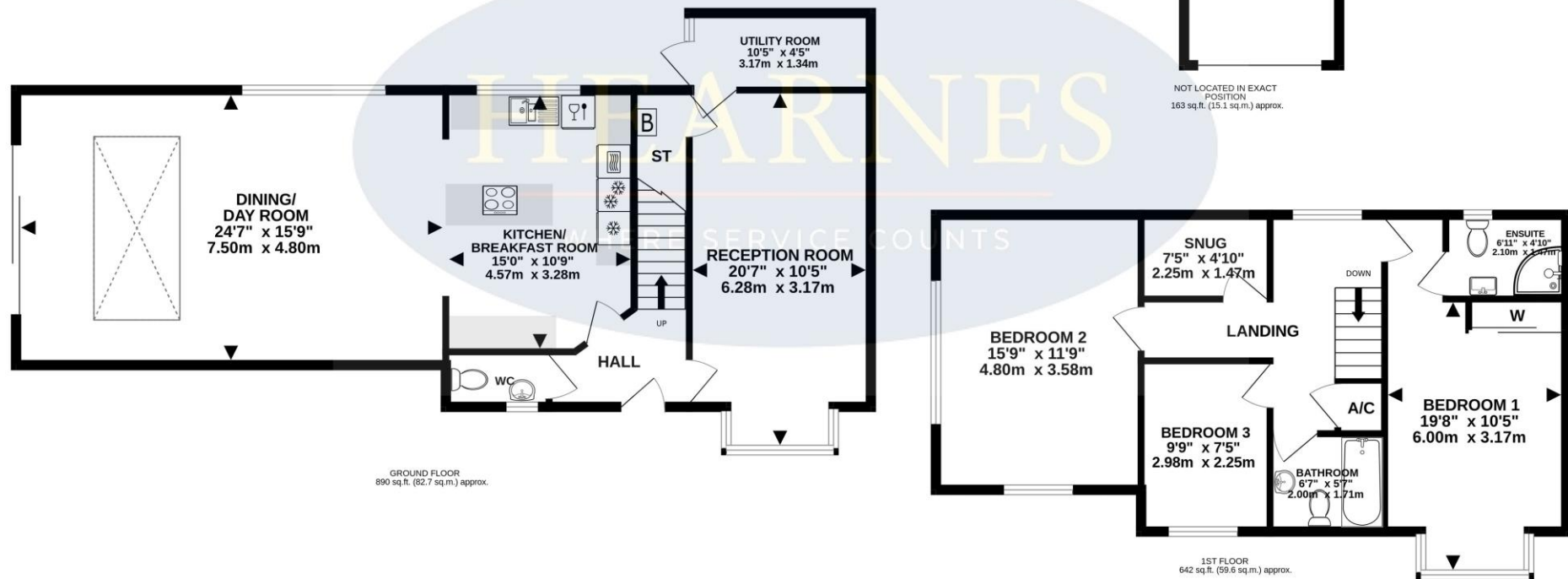




TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.

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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Tucked away in a small select cul-de-sac location

Outside

- **The rear garden** is a superb feature of the property as it measures approximately 75ft in length and 25ft in width.
- The garden offers an excellent degree of seclusion and faces a **westerly aspect**
- Adjoining the rear of the property there is a **porcelain paved patio** with porcelain paths continuing down both sides of the house
- There are **well stocked and raised flower beds**
- There is a further area of raised porcelain paved patio with a **pergola** over. This provides an **ideal barbecue area** and **currently houses a hot tub with power supply**. It is a fantastic spot to relax and enjoy this wonderful garden
- The remainder of the garden is predominately laid to lawn and is fully enclosed
- A **front driveway** provides generous off-road parking and in turn leads up to a detached single garage
- **Detached single garage** has a remote control roll up and over door, light and power and a side personal door

Further benefits include double glazing, gas fired heating system, with underfloor heating throughout the ground floor accommodation, security alarm, security cameras, air conditioning, and double glazing

The village centre of West Moors is located approximately ½ a mile away. West Moors offers a good selection of day to day amenities
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away



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