

Southern Close

West Moors, Dorset BH22 0FB



HEARNES

WHERE SERVICE COUNTS



“Modern detached family home set within an intimate private close providing low maintenance living in an extremely convenient location”

FREEHOLD GUIDE PRICE £700,000

This substantial modern detached family home was built in approximately 2009 in an exclusive close only one mile from West Moors Village, whilst providing easy access to nearby West Moors Plantation ideal for families and the A31 commuter routes to Ferndown, Wimborne & Ringwood.

The accommodation comprises four first floor double bedrooms served by a modern en-suite shower room and family bathroom, a spacious living room with ornate stone fireplace and double glazed French doors giving access into the garden, two additional receptions used currently as an office and a children’s playroom, together with a well proportioned modern fitted kitchen/breakfast room with integral door to the garage.

Other benefits include a one year old replacement boiler, double glazing and Karndean style wood effect flooring, solid wood doors, ground floor cloakroom, integral garage and driveway with parking for several vehicles. The rear garden is particularly child friendly with an expanse of level lawn, full width patio and low maintenance boundaries.

Ground floor:

- **Entrance hall**, storage cupboard, Karndean style flooring
- **Living room**, feature stone fireplace and double glazed French doors giving access to and overlooking the rear garden
- **Reception two/playroom** with double glazed window to the front aspect
- **Cloakroom** with low level WC and double glazed window
- **Reception three/study** with double glazed window to the front aspect
- **Kitchen/breakfast room** fitted in a traditional style kitchen comprising a range of base and wall mounted units with worktops, brick effect tiling, ceramic sink unit with double glazed window above overlooking the rear garden, integrated and raised Neff oven and grill and inset 5 ring gas hob and extractor over, integrated washing machine and dryer, tiled flooring, integral dishwasher, space for breakfast table & chairs and door to garage

First floor:

- **Landing** with velux style ceiling light, windows and returning staircase
- **Bedroom one** with double glazed window and door to en-suite
- **En-suite shower room** fitted in a stylish suite comprising one and a half size cubicle, monobloc sink and vanity unit, fully tiled walls and flooring, velux window
- **Bedroom two** has built in wardrobes with mirror fronted sliding doors and a double glazed window
- **Bedroom three** has built in wardrobes with mirror fronted sliding doors and double glazed window
- **Bedroom four** has a double glazed window
- **Family bathroom** fitted in a modern suite comprising p shaped panelled bath with glazed screen and wall mounted shower, monobloc sink and vanity unit, low level WC and Velux window

COUNCIL TAX BAND: F

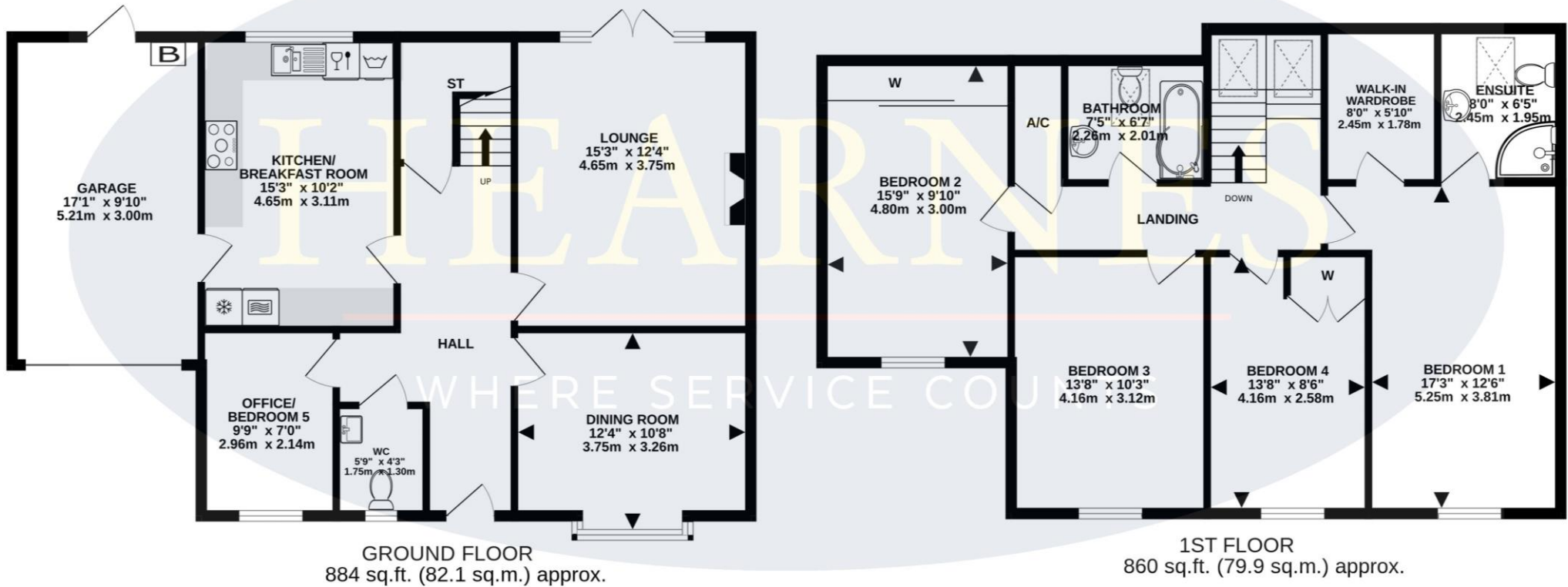
EPC RATING: C





TOTAL FLOOR AREA : 1744 sq.ft. (162.0 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 property is set back towards the end of an exclusive close providing privacy and security
- Driveway providing parking for several vehicles and in turn leading to the garage
- Garage with power and light
- The rear garden is ideal for families as it has a well proportioned level lawn and patio access over the entire width of the house with minimal low maintenance shrub border enclosed by timber fencing with gated side access

The village of West Moors is located approximately 1.5 miles away and access to the West Moors Plantation is less than ½ a mile away. Ferndown town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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