

Glenwood Road

West Moors, Dorset, BH22 0EW



HEARNES

WHERE SERVICE COUNTS



“Substantial detached family residence built in 1929 occupying a 0.15 acre plot, with superb potential to extend or re design (STPP) close to West Moors plantation”

FREEHOLD PRICE £650,000

This traditional well-proportioned character detached family house providing excellent scope to extend (subject to planning permission), comprising three first floor bedrooms served by a family bathroom and separate WC, spacious living room with central fireplace and patio doors to the rear garden, separate dining room with original style fireplace, kitchen and breakfast room and utility with potential for a larger kitchen space adjacent to the integral garage.

Other benefits include a modern gas boiler (approx. 3 years old), double glazing, reception hall with original stained glass front door and windows, carriage in and out driveway with parking for several vehicles screened from the road by mature hedging to a dual width garage measuring 16ft 7in x 11ft.

The rear garden provides excellent seclusion with a level lawn and paved patio, stocked shrub and flower borders, timber summer house and side gate access.

Ground Floor:

- **Traditional covered porch**
- **Reception hallway**
- **Living room** with a bay window and patio doors
- **Dining room** and window to the front aspect
- **Kitchen** comprising a range of base and wall mounted units and a window to the rear aspect
- **Breakfast room/utility room** ideal for the expansion of the kitchen, with a door into the garden
- **Cloakroom** housing the gas fired boiler and WC

First Floor:

- **Landing**
- **Bedroom one** with a window to the front aspect, a range of built in wardrobes and feature cast iron fireplace
- **Bedroom two** with a window to the front aspect, built in wardrobes and feature cast iron fireplace
- **Bedroom three** with a window to the side aspect and a door to the airing cupboard
- **Bathroom** finished in a white suite comprising panelled bath with mixer taps and shower hose, wash hand basin, wc, fully tiled walls and flooring and a hatch to the roof space

COUNCIL TAX BAND: E

EPC RATING: E



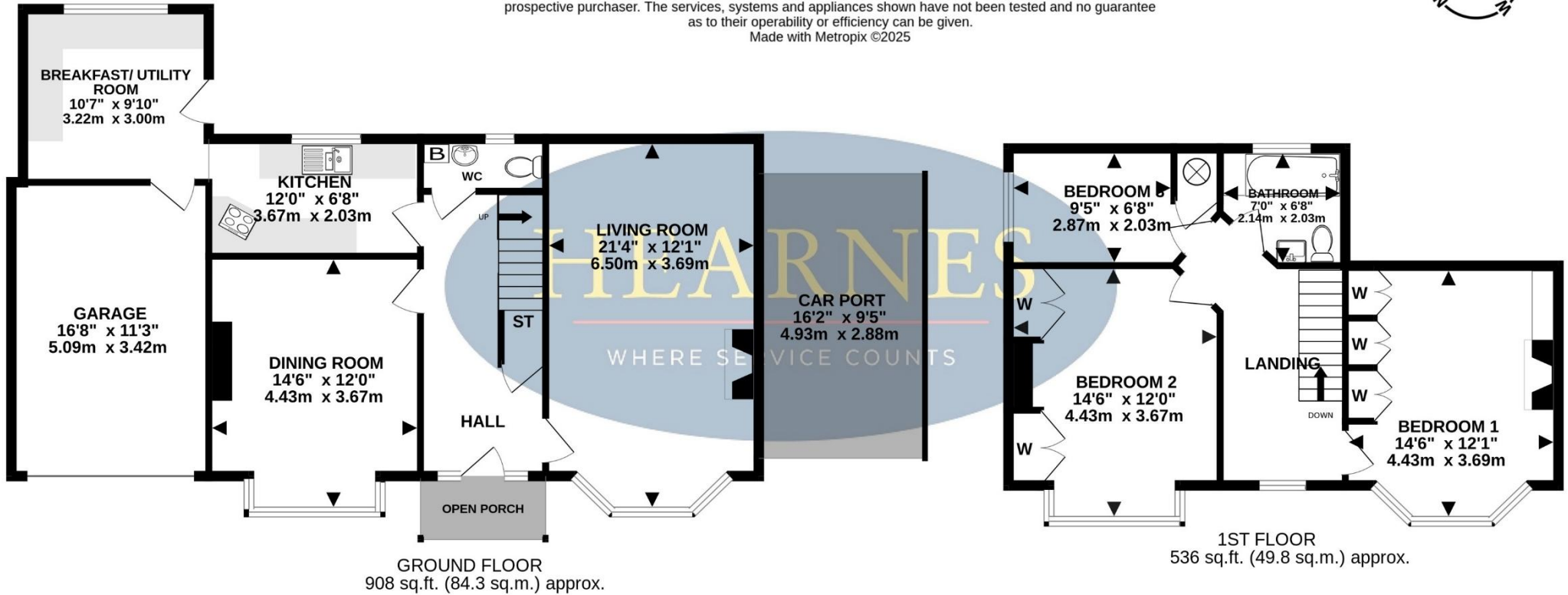


NOT INCLUDING CARPORT AND OPEN PORCH

TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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

- Front carriage driveway providing **off-road parking** for several vehicles, screened from the road by mature hedging
- **Garage** with up and over door and internal power
- **Car port**
- Well-proportioned mature **rear garden** measuring approximately 60ft x 50ft, providing a secluded **southerly aspect** with a paved patio and expanse of level lawn enclosed by mature hedging, with gated side access

The property is only 50 yards from the walks and bridlepath across the plantation, ideal for dog walkers and families, whilst the location is extremely convenient for local shops, amenities and bus services in West Moors village to the A31 commuter routes to both Ferndown and Wimborne.



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