

Priory Road

West Moors, BH22 0AY



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned family home backing onto protected woodland whilst occupying a secluded plot measuring 0.27 of an acre”

FREEHOLD PRICE £600,000

This immaculately presented and generous sized three/four bedroom chalet bungalow with a 155' secluded garden backing onto a protected woodland with a detached single garage and driveway providing generous parking occupying a plot measuring in excess of ¼ of an acre.

The current owners have been in residence for circa 42 years over which time the property has undergone a number of improvements and has been extremely well maintained. There is an enormous amount of scope and potential for the property to be enlarged and enhanced (subject to the necessary planning consents). The existing light and spacious accommodation is arranged with the principal rooms overlooking the 155' secluded rear garden.

- **A three/four bedroom detached chalet bungalow occupying a secluded plot measuring 0.27 of an acre**
- Spacious **entrance hall**
- 26' Impressive **lounge** with partly vaulted ceiling, exposed ceiling beams and velux window flooding this reception room with lots of natural light and sliding patio doors opening out into the secluded rear garden. An attractive focal point of the lounge is a log burning stove which is also linked up to the central heating and also provides supplementary hot water and heating
- **Bedroom one** is a double bedroom with a bay window to the front aspect
- **Bedroom two** is a double bedroom enjoying a view over the front garden with fitted wardrobe (this is currently being used as a reception room)
- Ground floor **family bathroom** finished in a stylish white suite incorporating a corner bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, tiled flooring
- **Inner hallway** with stairs rising to the first floor, understairs cupboard, door into the kitchen/dining room and further door into the shower room
- **Shower room** re-fitted in a stylish white suite incorporating a good sized walk-in shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor
- 18' Dual aspect **kitchen/dining room**
- The **kitchen area** incorporates ample rolltop worksurfaces with a good range of wall units, integrated oven, hob, extractor, dishwasher, fridge with freezer beneath and integrated washing machine
- The **dining area** has ample space for six seater dining table and chairs, cupboard housing a wall mounted gas fired Worcester boiler and sliding patio doors opening out into the secluded rear garden

First floor

- **Bedroom three** is a generous sized double bedroom enjoying a dual aspect with access into the eaves for useful storage and a door giving access into an additional inter-connecting bedroom
- **Bedroom four** is a double bedroom with access into the eaves for useful storage, two velux roof windows and fitted storage cupboard

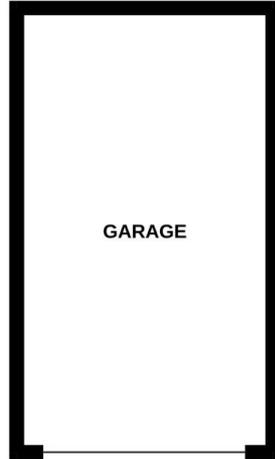
COUNCIL TAX BAND: E

EPC RATING: D

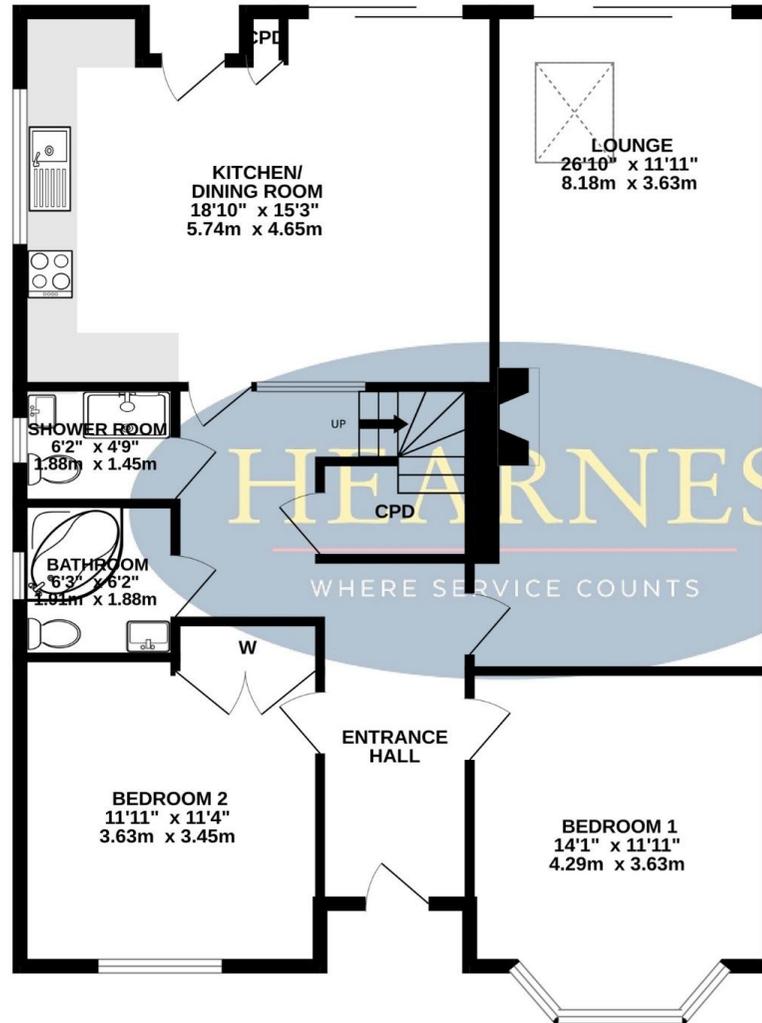




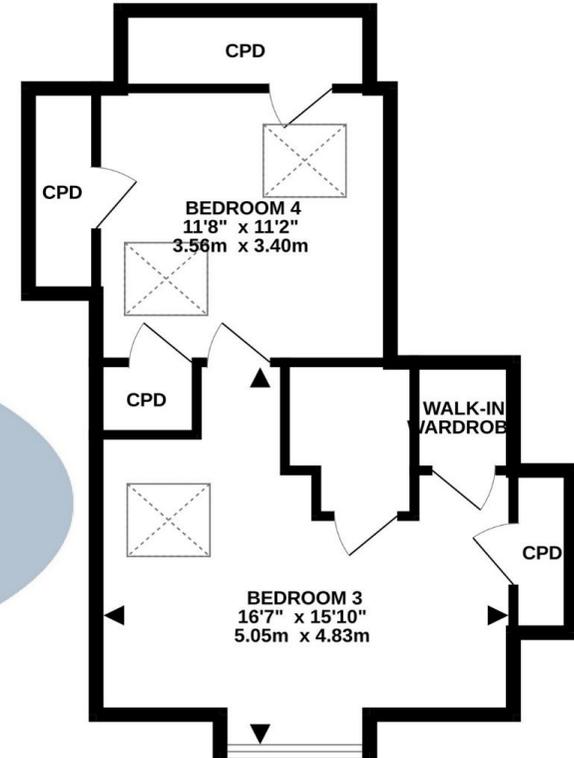
NOT LOCATED IN EXACT
POSITION
184 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

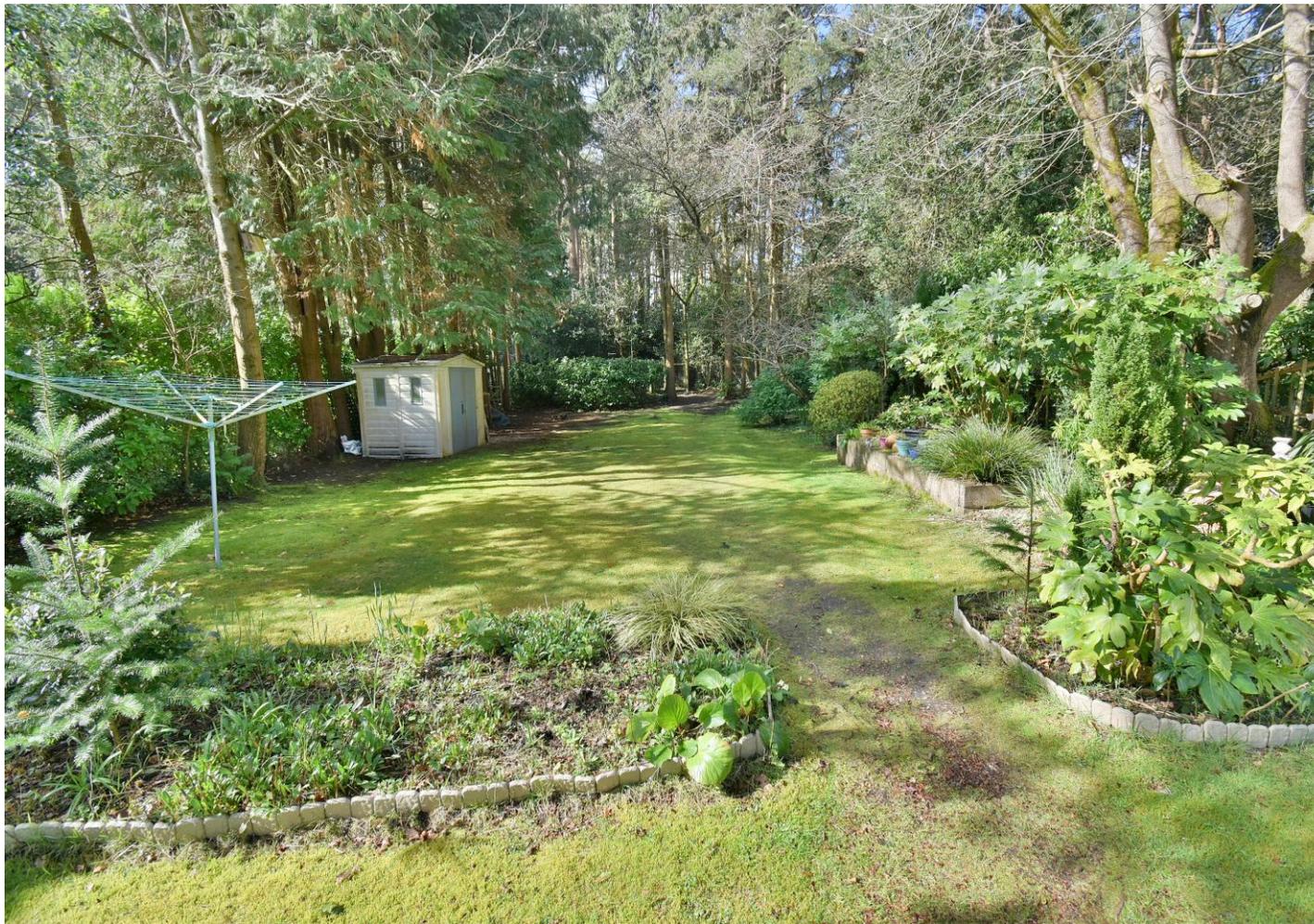


TOTAL FLOOR AREA : 1763 sq.ft. (163.7 sq.m.) approx.

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 **rear garden** is without a doubt a superb feature of the property as it measures approximately 155' x 50', faces a westerly aspect and offers an excellent degree of seclusion as it backs onto an area of protected woodland. Adjoining the rear of the property there is a good sized paved patio. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. Within the garden there are two useful garden sheds. At the far end of the garden there is a raised and well stocked flower bed and ornamental pond. Beyond the pond there is a compost area and at the far end of the garden there is a gate giving direct access onto the adjoining protected woodland
- There is a good sized area of **front garden** stocked with many attractive plants and shrubs
- A front and side gravelled **driveway** provides generous off road parking for several vehicles which in turn leads down to a detached single garage
- Detached single **garage** with metal up and over door, window and rear personal door

Further benefits include double glazing, UPVC fascias and soffits, a gas fired heating system and a wood burning stove which also provides supplementary hot water and heating. Full fibre broadband.

The village centre of West Moors is located approximately 1 mile away. West Moors offers a good selection of day to day amenities. Ferndown offers a further selection of day to day amenities. Ferndown town centre is located approximately 1.5 miles away.



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