

# Oakhurst Road

West Moors, Dorset BH22 0DS



**HEARNES**

WHERE SERVICE COUNTS







# ***“A substantially enlarged 1,400 sq ft bungalow with a private garden, 22ft garage and generous off road parking”***

**FREEHOLD PRICE £485,000**

This spacious and extended four double bedroom, two reception room detached bungalow has a 55ft private garden, 22ft garage and driveway providing generous off road parking. Offered with no onward chain.

This light and spacious 1,400 sq ft bungalow sits centrally on a good sized private plot whilst enjoying a popular and convenient location within the village of West Moors.

The property has an enormous amount of scope and potential to be enlarged and enhanced further subject to the necessary planning consents.

- **Four double bedroom detached bungalow with a 55ft private garden, offered with no onward chain**
- **21ft Entrance hall**
- **Dining room** with light tube, tiled floor and opening through into the kitchen/breakfast room
- **22ft Dual aspect kitchen/breakfast room** incorporating ample roll top worksurfaces, a good range of base and wall units, recess for cooker with extractor canopy above, integrated fridge/freezer and washing machine, tiled floor, wall mounted gas fired boiler, French doors leading out into the garden
- **Cloakroom** finished in a white suite incorporating a WC with wall mounted wash hand basin
- **Family bathroom/shower room** finished in a stylish white suite incorporating a large corner shower cubicle with chrome raindrop shower head and separate shower attachment, corner bath, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring and underfloor heating
- Impressive 21ft **dual aspect lounge** with a stone cladded chimney breast and a recently installed contemporary wood burning stove creating an attractive focal point of the room with a window to the front aspect and sliding patio doors leading out onto the rear garden
- **Bedroom one** is a double bedroom with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, drawer storage and window seat with storage beneath
- **Bedroom two** is also a double bedroom with an excellent range of bedroom furniture to include wardrobes, dressing table and window seat with storage beneath
- **Bedroom three** is a double bedroom with fitted wardrobe, dressing table and cupboard above
- **Bedroom four** is a double bedroom with fitted wardrobe, dressing table and cupboard above

**COUNCIL TAX BAND: D**

**EPC RATING: D**



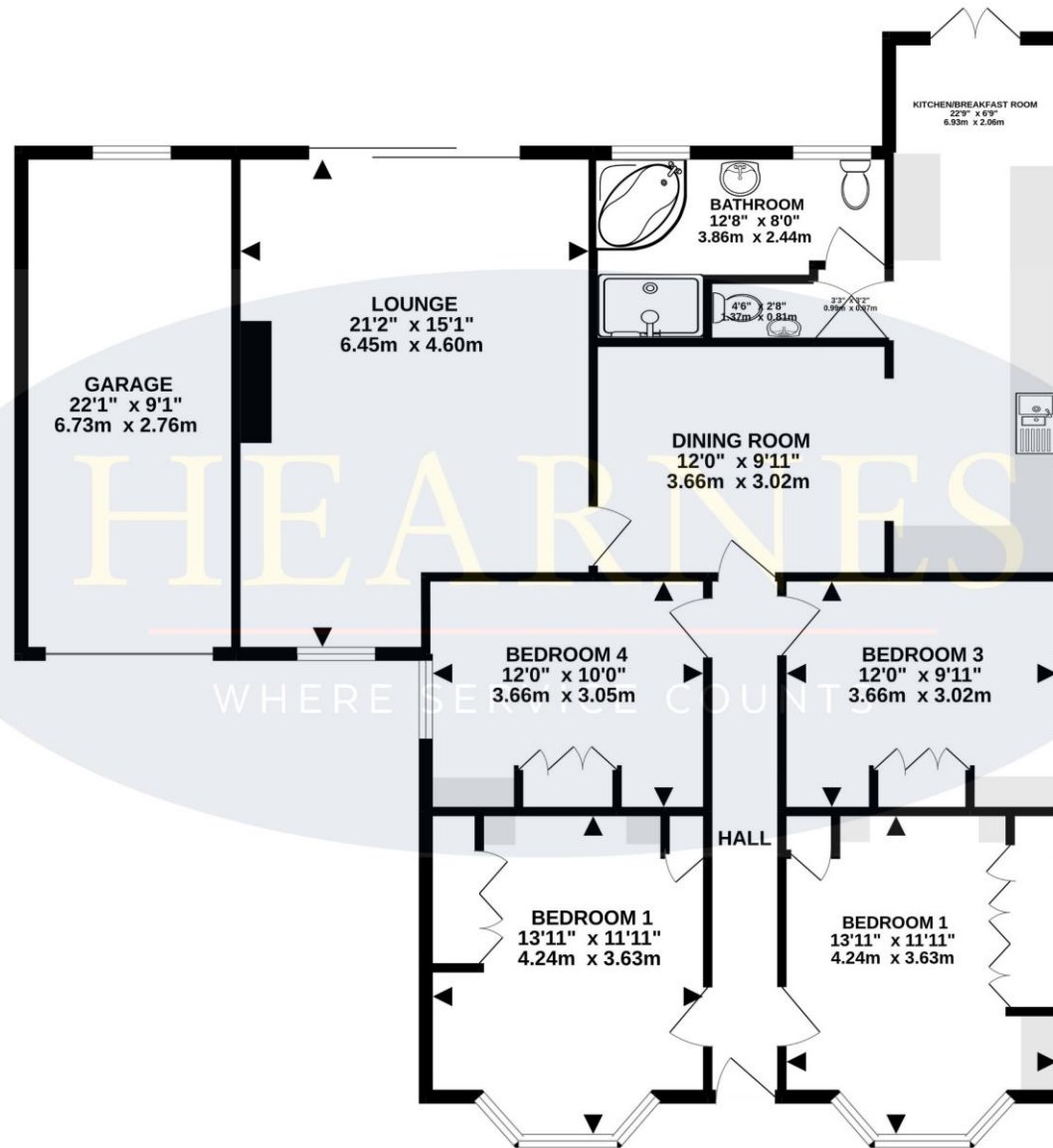






TOTAL FLOOR AREA : 1485 sq.ft. (138.0 sq.m.) approx.

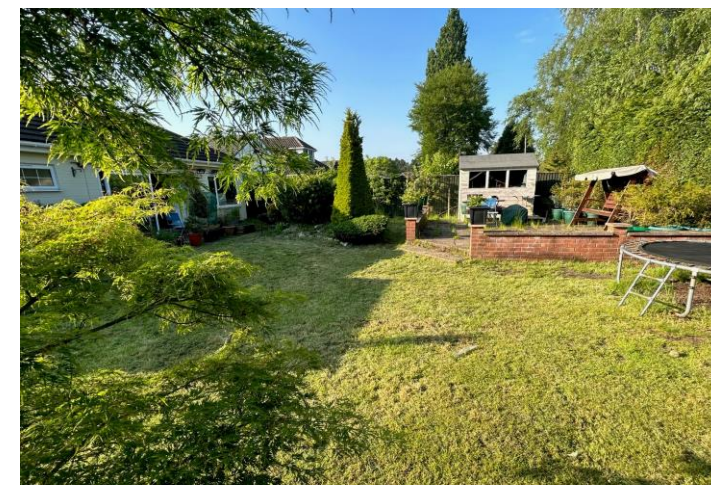
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2022











## Outside

- The **rear garden** measures approximately 50ft x 55ft, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio**
- The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a further area of large paved patio enclosed by a low level wall. Also within the garden there is a **timber storage shed and summerhouse**
- Wrought iron gates open onto a **front and side driveway** which provides generous off road parking and in turn leads to a 22ft garage
- There is a good sized area of front lawn with many attractive plants and shrubs
- **Garage** measures approximately 22ft in length, has a metal up and over door, window, rear personal door, light and power
- **Further benefits** include recently replaced fascias, soffits and guttering. The property also has double glazing and a gas fired heating system

The village centre of West Moors is located approximately half a mile away. West Moors offers a good selection of day-to-day amenities. Ferndown, itself, offers a further and comprehensive range of shopping, leisure and recreational facilities and is located approximately 2.5 miles away.





6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: [ferndown@hearnes.com](mailto:ferndown@hearnes.com)



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne