

# West Moors Road

Ferndown, Dorset, BH22 9SB



**HEARNES**

WHERE SERVICE COUNTS



***“An extremely versatile and generous sized 2,100 sq ft family home, sitting proudly on a secluded plot measuring 0.35 of an acre.***

**FREEHOLD GUIDE PRICE £700,000**

This extended and extremely versatile four double bedroom, two bathroom, one shower room, two reception room detached family home has a double glazed conservatory overlooking a 100ft private rear garden, with a single garage, adjoining car port and a front driveway providing generous off-road parking.

This superbly positioned and well-presented 2,100 sq ft flexible family home occupies a secluded plot measuring 0.35 of an acre, and also enjoys a popular yet convenient location close to both the village centre of West Moors and Ferndown’s town centre.

- **A four double bedroom detached and versatile family home, occupying a secluded plot measuring 0.35 of an acre**

**Ground Floor:**

- **Entrance hall** with tiled floor and understairs cupboard
- **Cloakroom** finished in a modern white suite incorporating a WC with wall-mounted wash hand basin
- **22ft Dual aspect lounge** with wood block parquet flooring, a bay window to the front aspect, sliding patio doors leading out to the conservatory and a wood burning stove creating an attractive focal point
- Fully double glazed **conservatory** with a tiled floor and French doors leading out to the rear garden
- **17ft Separate dining room** with wood block parquet flooring and a bay window to the front aspect, stairs rising to the first floor and a door leading through to the kitchen
- **17ft Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, recess for a cooker, recess for a fridge/freezer, recess and plumbing for a dishwasher, tiled floor, a window overlooking the rear garden and a door giving access
- Spacious **utility room** with recess and plumbing for a washing machine, stainless steel sink unit and drainer, cupboard housing a wall-mounted gas-fired Worcester boiler, tiled floor and a door leading out to the rear garden
- **Bedroom four/guest bedroom** which is a generous sized double bedroom with French doors leading out to the rear garden
- Spacious **en-suite bathroom/shower room** incorporating a large corner shower cubicle, panelled bath, WC with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls

**First Floor:**

- **Spacious landing** which is large enough to use a **study area**
- **Bedroom one** is a good sized double bedroom with a window to the front aspect
- **En-suite bathroom** finished in a stylish white suite incorporating a shower/bath with shower over, WC, wash hand basin with vanity storage beneath and fully tiled walls.
- **Bedroom two** is also a good sized double bedroom enjoying a dual aspect, with an airing cupboard and small radiator.
- **Bedroom three** is another double bedroom enjoying a dual aspect and access into the eaves for useful storage.
- **Family shower room** finished in a modern white suite incorporating a good sized corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls.
- **Further benefits** include double glazing, a gas-fired heating system with supplementary solar heated hot water. The current owner has made adjustments to allow for easy level access if required

**COUNCIL TAX BAND: F**

**EPC RATING: D**

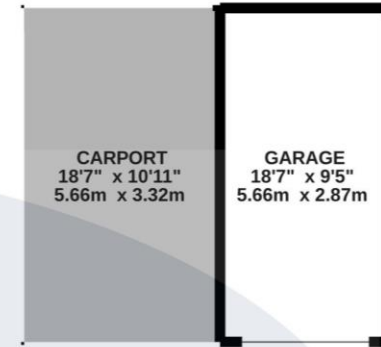




TOTAL FLOOR AREA : 2129 sq.ft. (197.8 sq.m.) approx.

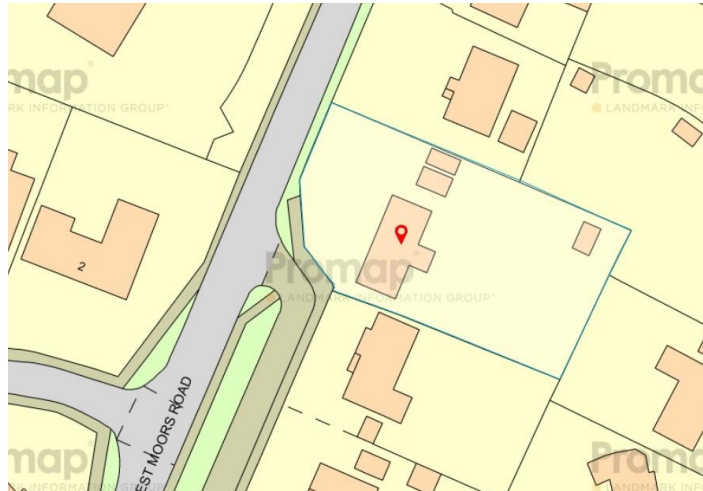
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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NOT LOCATED IN EXACT POSITION  
175 sq.ft. (16.2 sq.m.) approx.







## Outside

- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, measures approximately **100ft x 90ft** and is fully enclosed. Adjoining the rear of the property there is a large patio and a timber decked seating area. Adjacent to the patio there is a large ornamental coy pond with water feature. The remainder of the garden is predominantly laid to lawn and is bordered by flower beds stocked with many attractive plants and shrubs. Also within the garden is a vegetable area with fruit cages and a large greenhouse with light and power. At the far end of the garden there is a compost area and a brick-built store shed. The garden itself must be seen to be fully appreciated
- A front driveway provides **generous off-road parking** and in turn leads round to a detached single garage, with an adjoining **car port**
- **Front garden** stocked with many attractive mature plants and shrubs
- **Detached single garage** with a metal up and over door, light and power

The village centre of West Moors is located less than 1 mile away. Ferndown offers a further selection of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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