

# Fernside Road

West Moors, Dorset BH22 0EE









# *“A 2,000 sq ft extended bungalow with a partly converted garage and secluded garden”*

**FREEHOLD PRICE £600,000**

This substantially enlarged and well maintained three double bedroom, one bathroom, one shower room, three reception room detached bungalow with a garden room overlooking an enclosed rear garden, a former detached double garage, subdivided to create a studio/home office and a front driveway providing parking for several vehicles.

The property is situated in a quiet and convenient location just a short distance from amenities of West Moors and its village centre. An early viewing of this 2,000 sq ft light, spacious and versatile bungalow is strongly recommended by the sole selling agents.

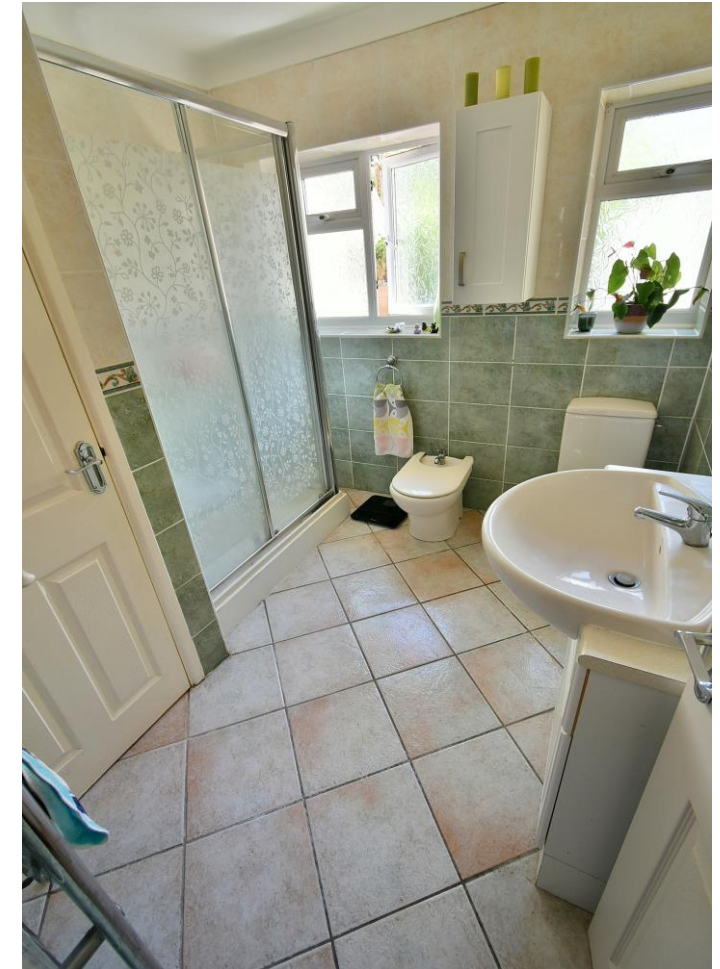
- **An extended 2,000 sq ft detached bungalow in a quiet and sought after location**
- **Entrance hall**
- **16ft Lounge** with exposed brick fireplace and bay window to the front aspect
- **18ft Dual aspect dining room** enjoying views over the front garden and double doors opening through into the utility room
- **Kitchen/breakfast room** incorporating ample worktops, excellent range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine, fully tiled walls, wall mounted gas fired Vaillant boiler, tiled floor, double glazed window overlooking the rear garden opening through into the utility room
- **Spacious utility room** with tiled floor, space for American style fridge/freezer, roll top worksurface and double glazed door leading out onto a side driveway
- **Sitting room** with double glazed French doors leading out into the garden room
- **Garden room** with ceiling skylight, tiled floor, double glazed windows overlooking the rear garden and double glazed door giving access
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and dressing table
- **En-suite bathroom** finished in a stylish white suite incorporating panelled bath, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is a generous size 16ft double bedroom
- **Bedroom three** is also a generous size double bedroom benefitting from floor to ceiling wardrobe with mirror sliding doors
- **Spacious family shower room** incorporating a good sized shower cubicle, bidet, WC, wash hand basin with vanity storage beneath, fully tiled walls and cupboard housing a hot water tank

**COUNCIL TAX BAND: E**

**EPC RATING: D**

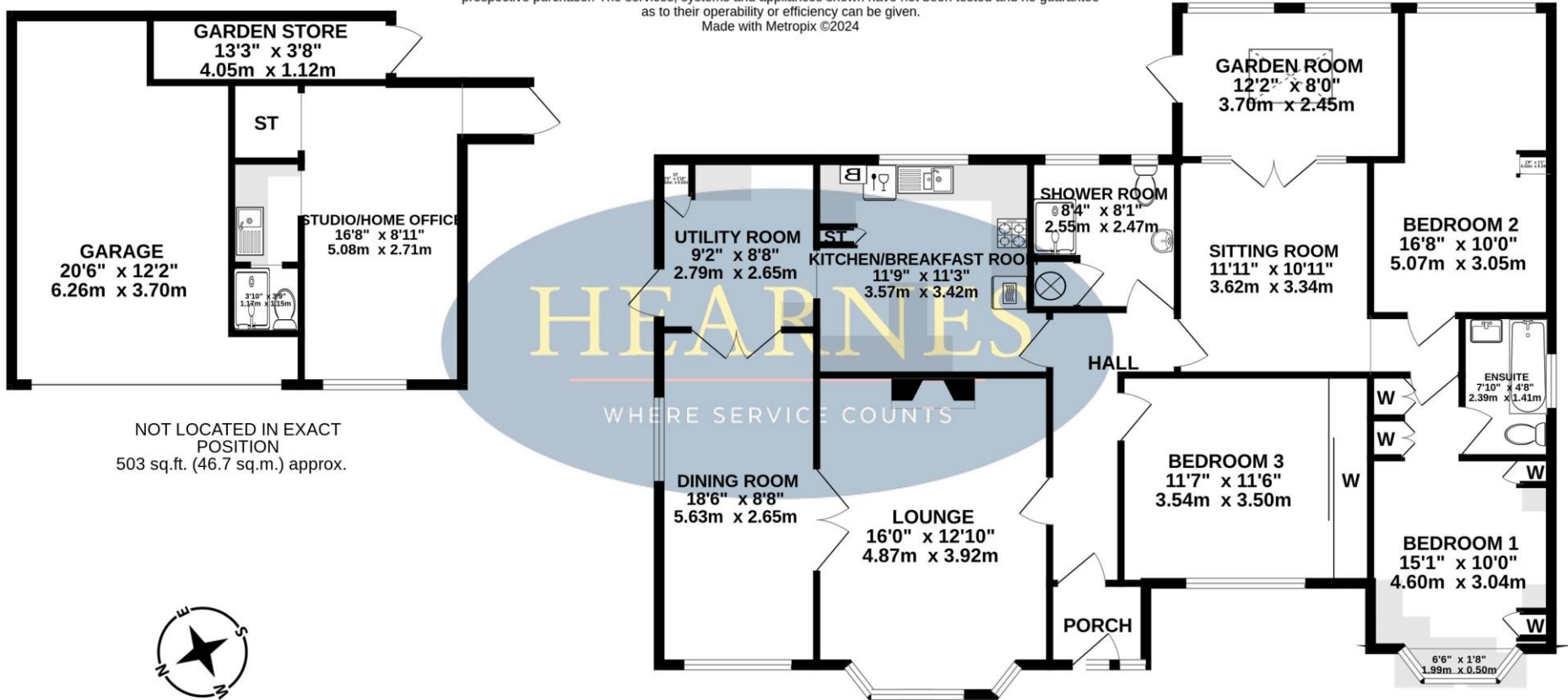






TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.

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  
503 sq.ft. (46.7 sq.m.) approx.

GROUND FLOOR  
1494 sq.ft. (138.8 sq.m.) approx.





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## Outside

- **The rear garden** offers a good degree of seclusion, has been landscaped for ease of maintenance and measures approximately 30ft x 50ft. The garden is predominantly paved with an area of artificial lawn, there is a pond with water feature and two useful outbuildings. A side gate opens onto the side driveway
- **The front garden** has also been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- A wooden five bar gate opens onto a **driveway** which provides generous off road parking for several vehicles and in turn leads down to a former detached double garage
- **The double garage** has been partly converted to create a studio/home office with a kitchen area, WC and shower cubicle. A good size portion of the garage still remains and will accommodate one vehicle. There is light and power and a remote roll up and over door
- **Further benefits include;** double glazing, UPVC fascias & soffits and a gas fired heating system

The property is located approximately ½ a mile from the village centre of West Moors. Ferndown's town centre is located approximately 2.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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