



**West Moors Road,
Ferndown, Dorset, BH22 9SB**

FREEHOLD

GUIDE PRICE £500,000

“A wealth of character and well proportioned rooms make this unique detached chalet home needing modernisation making it an ideal project on a plot approaching 1/5 of an acre”

This charming 1940's detached family home provides an ideal opportunity to modernise and reconfigure set within an exceptional plot with no forward chain.

The property is situated in a prime location between Ferndown centre and West Moors with convenient access to the A31 commuter routes, regular bus routes and nearby Sainsbury's Superstore.

The accommodation briefly comprises; four double bedrooms serviced by a modern shower room and separate WC, a dual aspect formal living room, separate dining room and galley style kitchen. Other benefits include gas central heating, double glazing, driveway with parking for several vehicles, a recent new roof and large detached garage/workshop with pitched roof.

Ground floor:

- **Entrance porch** with storage cupboard and stairs to 1st floor
- **Dual aspect living room** with double glazed window to the front and side aspect and brick chimney breast
- **Dining room** with double glazed window to the front elevation and open fireplace
- **Fitted kitchen** comprising a range of base and wall mounted units, plumbing for washing machine, one and a half bowl sink unit, with double glazed window above, wall mounted boiler, space for fridge/freezer, tiled flooring, door to side entrance, door to additional kitchen space with space for cooker, double glazed window and further units
- **Bedroom one** with double glazed window to the side elevation, (currently used as a reception room)
- **Bedroom four** with double glazed window to the rear aspect
- **Shower room** fitted in a modern style suite comprising dual width refitted shower cubicle, low level WC, pedestal wash hand basin, fully tiled walls, flooring and opaque double glazed window
- **Cloakroom**
- **Stairs** to first floor landing

First floor:

- **landing**
- **Bedroom two** with double glazed window to the front aspect
- **Bedroom three** with double glazed window to the rear aspect with various cupboards

Outside:

- **A sweeping driveway** provides parking for numerous vehicles continuing to one side and around the rear to a detached garage/workshop
- **Detached garage/workshop** with pitched roof, power and light
- The expanse of garden extends from the front to one side of the house providing a private area of lawn all enclosed by panelled fencing and mature, well tended hedging

The village centre of West Moors is located less than 1 mile away.

Ferndown offers a further selection of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: E

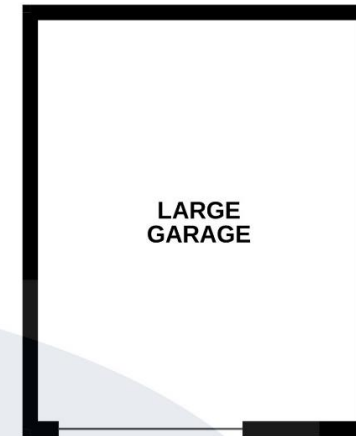
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

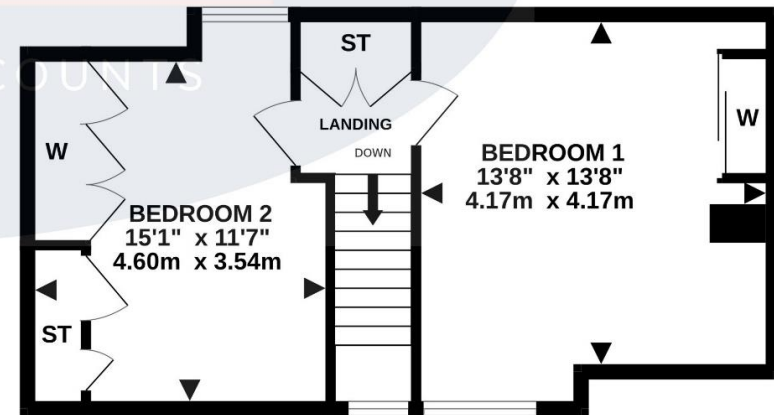
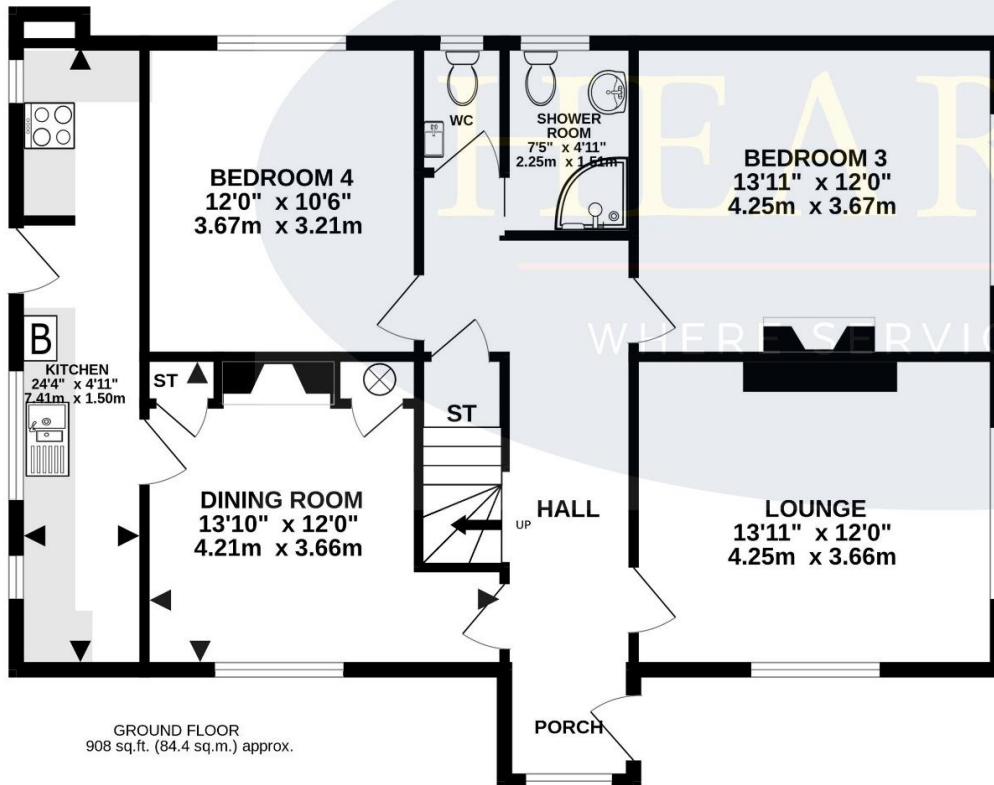
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

NOT LOCATED IN EXACT POSITION
207 sq.ft. (19.2 sq.m.) approx.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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