



HEARNES

WHERE SERVICE COUNTS

Uplands Road,
West Moors, Ferndown, BH22 0EY

FREEHOLD PRICE

£525,000

This well proportioned detached bungalow occupies a secluded position at the head of a small cul-de-sac only 200 yards from access to miles of heathland walks in West Moors Plantation, whilst providing convenient access to West Moors village local convenience store, bus routes and the A31 commuter routes.

The accommodation comprises three bedrooms served by a modern bathroom with separate shower cubicle, separate WC, spacious open plan lounge/dining room and a stylish re-fitted modern kitchen/breakfast room. Other benefits include modern gas radiator heating, double glazing, driveway providing off road parking for numerous vehicles to an extensive car port (26' in length) and convenient garage with automatic roller door and an adjacent double glazed garden room.

- Convenient access to the front door beneath a recently added covered car port with steps up to the front door which is double glazed with side window panel to the entrance hall
- L shaped entrance hall with door to storage cupboard and hatch to loft space
- Well proportioned living room with a double glazed window to the front aspect, centrally positioned ornate Adams style mantle with marble back drop and hearth, inset gas flame effect fire, access through to the dining area with a double glazed window to the front aspect which in turn leads to the kitchen
- Bespoke fitted Kitchen/breakfast room comprising comprehensive range of base and wall mounted units with adjoining Quartz solid worktop and breakfast bar, 1.5 bowl single drainer sink unit with mixer taps with double glazed window above, integrated dishwasher and washing machine, space for an American style fridge freezer, integrated double oven and 5 ring Rangemaster gas hob with extractor above, wood laminate flooring running throughout the kitchen and into the dining area, contemporary radiator, double glazed door leading to the courtyard garden providing excellent light
- Bedroom one with a double glazed window to the rear aspect, fitted wardrobe with sliding mirror fronted doors, hanging space and shelving
- Bedroom two with a double glazed window to the rear aspect, fitted wardrobe with sliding mirror fronted doors, hanging space and shelving
- Bedroom three with a double glazed window to the side aspect
- Well proportioned bathroom with a modern matching white suite comprising panelled bath with mixer tap and shower attachment, additional fitted 1.5 size walk-in shower cubicle with chrome wall mounted shower attachment, vanity unit with inset Monobloc basin, WC, chrome heated towel rail, stylish modern tiled walls and laminate flooring, double glazed window
- Separate cloakroom/WC with a double glazed window to the side aspect
- Paviour driveway provides off road parking for numerous vehicles leading to covered car port. Access to the front door
- Garage (measuring 17'3" x 10'1") with a recently fitted automated roller door, internal power and lighting, additional worktop and units, double access to electrical fuse boxes, gas mains and the solar panels isolator, single door at the rear which provides access to:
- Double glazed conservatory overlooking the rear garden with polycarbonate angled roof, tiled flooring
- The rear and side garden (measuring approximately 60' x 46') is secluded with a paved patio, level lawn with a variety of mature borders, hedging and greenhouse. There is a side courtyard patio which provides space for table and chairs
- Agents Note:** Please note the solar panels are leased on a 25-year contract – the current vendors installed them 10 years ago

COUNCIL TAX BAND: D

EPC RATING: C

“Superbly appointed three bedroom bungalow with impressive driveway/carport adjacent to West Moors Plantation”



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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