



HEARNES

WHERE SERVICE COUNTS

Shaftesbury Road,
West Moors, BH22 0DY

FREEHOLD

GUIDE PRICE £365,000

This conveniently located and generous sized two double bedroom bungalow has a 17' lounge, 18' x 17' kitchen/dining room, study and modern shower room. The rear garden is a superb feature of the property as it faces a southerly aspect and offers an excellent degree of seclusion. A front driveway provides generous off road parking.

- **A two double bedroom bungalow with a secluded south facing garden**
- Spacious **entrance hall** with loft hatch and ladder
- 18' x 17' L shaped **kitchen/dining room**
- The **dining area** has double glazed French doors leading out into the rear garden
- The **kitchen area** incorporates ample rolltop work surfaces with a good range of base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine and dishwasher, breakfast bar, space for an American style fridge freezer, larder cupboard and cupboard housing a wall mounted gas fired Worcester boiler, double glazed door leading out into the rear garden
- 17' **Lounge** with a front aspect double glazed window
- **Study** with a double glazed window overlooking the rear garden
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden, double doors gives access into a **walk-in wardrobe**
- **Bedroom two** is also a generous sized double bedroom benefitting from floor to ceiling wardrobes with sliding doors and a double glazed window to the front aspect
- Modern **shower room** finished in a stylish white suite comprising walk-in shower cubicle, wash hand basin, vanity unit with wash hand basin and WC with concealed cistern
- The **rear garden** is a superb feature of the property as it faces a southerly aspect, measures approximately 40' in length and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio with the remainder of the garden predominantly laid to lawn. At the far end of the garden there is a summerhouse and a timber storage shed with a pedestrian gate giving access onto a further area of concrete courtyard garden which is fully enclosed. This can be accessed via Hardy Close
- A front gravelled **driveway** provides generous off road parking
- **Further benefits** include double glazing and a gas fired heating system with a wall mounted gas fired Worcester boiler

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

COUNCIL TAX BAND: C

EPC RATING: C

“A deceptively spacious bungalow with a 40' secluded south facing garden and generous off-road parking”



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: 1004 sq.ft. (93.3 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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