

Elmhurst Way

West Moors, Dorset BH22 0DN





***“A deceptively spacious and extended bungalow with
a 70ft secluded south facing garden
and a large garage”***

FREEHOLD PRICE £525,000

This superbly positioned and extended four bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory overlooking a 70ft secluded and immaculately kept south facing rear garden with a large garage, car port and driveway providing generous off road parking.

This deceptively spacious bungalow has been extended to create a 25ft kitchen/dining room which leads out to a large conservatory. The property is tucked away in a peaceful yet popular and convenient location within the village of West Moors.

- **An extended four bedroom detached bungalow with a 70ft private south facing rear garden**
- 14ft x 12ft Spacious **entrance hall**
- 15ft x 11 in x 13ft 4in **Lounge** with fitted desk unit and shelving to one recess. An attractive focal point of the room is a living flame, coal effect gas fire with attractive stone surround. Sliding patio doors lead through into the kitchen/dining room
- 25ft **Kitchen/dining room**
- The **kitchen area** incorporates ample roll top worksurfaces with a good range of base and wall units with a good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine, recess and plumbing for dishwasher, wall mounted gas fired Worcester boiler, tiled splashbacks, double glazed window overlooking the rear garden
- **Dining area** has ample space for dining table and chairs and double glazed sliding patio doors leading out into the conservatory
- The **conservatory** is fully double glazed, has a tiled floor, double glazed French doors leading out onto the rear garden and a further double glazed side door leading out onto the patio
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, display shelving and cupboards over the bed recess
- **Bedroom two** is also a double bedroom benefitting from fitted cupboard storage and wardrobe with mirrored sliding doors
- **Bedroom three** is also a double bedroom with double glazed window to the front aspect
- **Bedroom four** is a good size single bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, cupboards over the bed recess, drawer storage, desk unit and shelving
- **Family bathroom** refitted in a stylish white suite incorporating a jacuzzi bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Wet room** finished in a stylish white suite incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: D

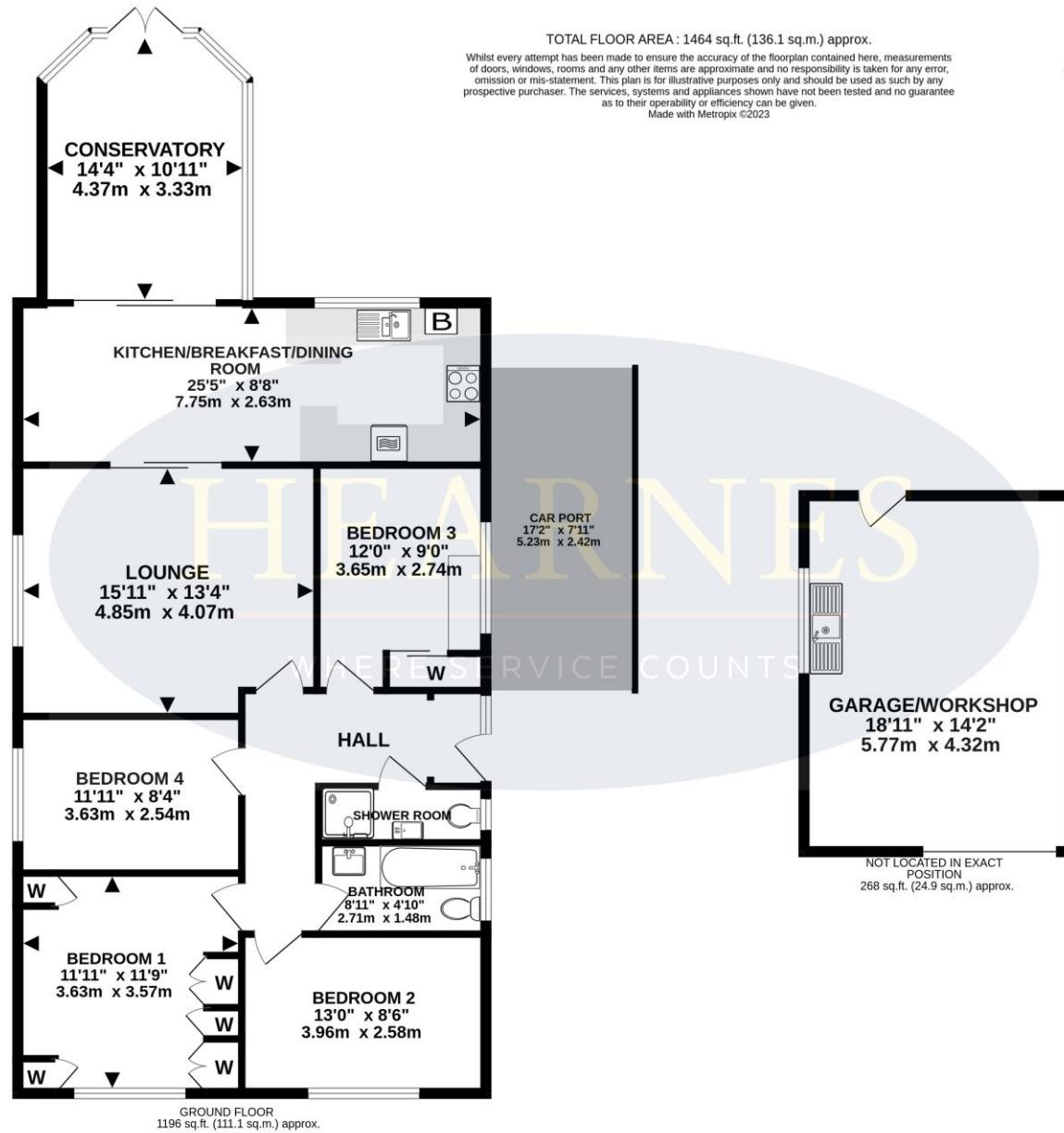
EPC RATING: C





TOTAL FLOOR AREA : 1464 sq.ft. (136.1 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 70ft in length x 35ft in width. Adjoining the rear of the garage there is a paved patio area with a path leading down to a car port. The garden itself is predominantly laid to lawn and bordered by well stocked flower beds. A path continues through the garden passed fruit cages, vegetable plots and well stocked flower beds down to the far end of the garden where there are further vegetable plots, a greenhouse, compost area and two timber storage sheds. The garden must be seen to be fully appreciated and is fully enclosed
- A **large garage** has light and power, metal up-and-over door, sink unit, double glazed window and a rear personal door
- A **front driveway** provides generous off road parking
- The **front garden** is stocked with many attractive ornamental plants and shrubs
- A **side driveway** leads down to a car port which in turn leads down to a large garage
- **Further benefits include;** double glazing, a gas fired heating system and replacement UPVC fascias & soffits

The village of West Moors offers a good selection of day-to-day amenities. The village centre is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.



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