

# Moorlands Road

West Moors, BH22 0JW



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***Exceptional detached family home lovingly restored to provide 4 bedrooms, luxury en-suite, bathroom, 2 receptions and stunning landscaped rear garden***

**FREEHOLD OIEO £725,000**

This simply stunning 1600sq ft detached period character home has been thoughtfully modernised and decorated to a high standard both internally and externally in sympathy with the property retaining its character features, alongside bespoke modern fittings.

The property occupies an exceptionally convenient location only 50 yards from West Moors village shops, amenities, bus routes and access to local schools.

The stylish accommodation comprises of four first floor bedrooms, three of which are doubles, served by a luxurious en-suite with Victorian style, claw foot bath and shower cubicle, family bathroom, 20' lounge with wood burner and patio doors, formal separate dining room and a comprehensive fitted kitchen/breakfast room.

Other benefits include a separate utility room and pantry, separate cloakroom WC, bespoke plantation shutters, recent fitted carpets and double glazing.

Externally, the house is approached by a well proportioned driveway with parking for several vehicles including safe storage for a motorhome behind a screen of mature hedging. There is access to a partial garage/store and gated side access to the impressive southerly aspect rear garden, elevated patio and multi-use outbuilding, insulated with power and lighting.

**Ground Floor:**

- **Entrance Hall** – stairs to first floor and double glazed door to the rear garden
- **Cloakroom/WC**
- **Kitchen/Breakfast Room** – Comprehensive range of base and wall mounted units and adjacent worktops, integrated dishwasher, breakfast bar, integrated fridge/freezer and Rangemaster range style cooker with gas hob, walk in larder cupboard and additional store
- **Dining room** – dual aspect double glazed windows
- **Lounge** – Beautifully appointed dual aspect double glazed bay window and French doors giving access to and overlooking the rear garden, feature limestone mantle, granite hearth and high quality solid wood burner
- **Utility Room** – Work top, sink, plumbing for appliances

**First Floor:**

- **Landing** – Hatch to loft space with pull down ladder
- **Bedroom 1** – Double glazed bay window to front aspect, door to en-suite
- **En-suite bathroom** – Stylish fitted Victorian style suite comprising dual end claw foot bath, WC, wash hand basin, separate shower cubicle, part tiled walls, double glazed window, ladder style handrail
- **Bedroom 2** – Double glazed window to rear aspect
- **Bedroom 3** – Double glazed window to front aspect
- **Bedroom 4** – Double glazed window to rear aspect
- **Bathroom** – Matching white suite comprising panel bath, WC and wash hand basin. Karndean flooring, double glazed window

**COUNCIL TAX BAND: F**

**EPC RATING: D**



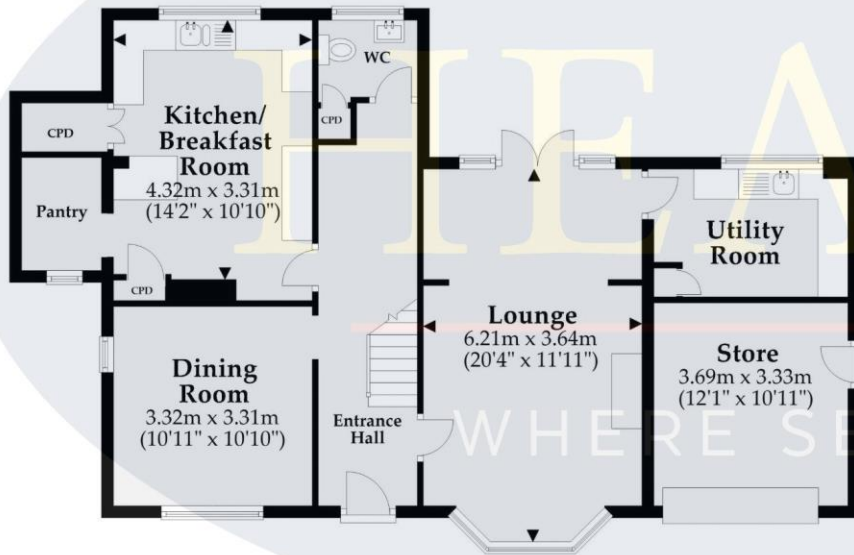




Main area: Approx. 150.5 sq. metres (1620.2 sq. feet)

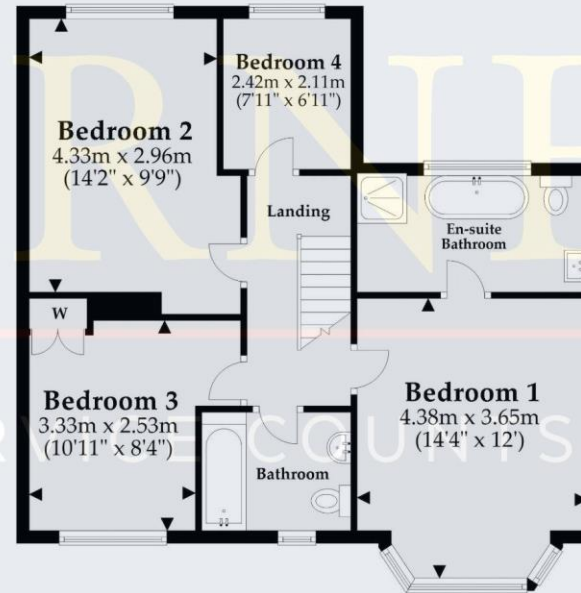
Plus outbuildings, approx. 27.9 sq. metres (300.7 sq. feet)

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.



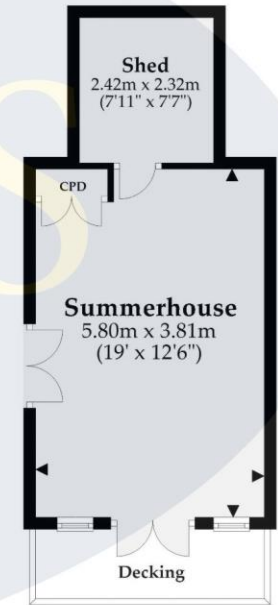
**Ground Floor**

Approx. 86.7 sq. metres (932.8 sq. feet)



**First Floor**

Approx. 63.9 sq. metres (687.4 sq. feet)



**Cabin**

Approx. 27.9 sq. metres (300.7 sq. feet)

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.









## Outside

- **Front Driveway** – Parking for several vehicles including safe storage of a motorhome with mature hedging screened from the road
- **Garage/Store** – Partial section of the original garage with an up and over door (12'1" x 10'11")
- **Rear Garden** – (64' x 60') A particular feature providing a secluded aspect, mainly level lawn with slightly raised sandstone patio with a mature outlook
- **Garden Room** – (19' x 12'6") Multi use room offering a versatile space with insulation, power and lighting, double doors and door to the adjoining shed/store (8' x 8')

The property is located in the heart of West Moors. West Moors offers a good selection of day-to-day amenities.

Ferndown's town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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