

# Pinehurst Road

West Moors, Dorset BH22 0AL



**HEARNES**

WHERE SERVICE COUNTS



***“An exceptional high quality family home extended to provide 2,200ft of flexible living over three floors, an impressive open plan kitchen space with bi-fold doors, private garden and a detached garage/workshop”***

**FREEHOLD PRICE £625,000**

This deceptively spacious detached family house has been thoughtfully extended and modernised to a high specification both inside and out, with a wealth of notable features and impressive fittings occupying a prime location only ¼ mile from West Moors village shops and schools, whilst the A31 commuter routes to Ringwood, Ferndown and Wimborne are only ½ mile away.

The superbly appointed accommodation comprises four bedrooms served by a luxurious high end ensuite and family shower room over the 1<sup>st</sup> and 2<sup>nd</sup> floor, the ensuite has a stunning walk through wet room style cubicle, digital shower and free standing dual ended bath, a cosy multi use living room, adjacent to the hub of the house being a stylish open plan dining/kitchen and family space comprising bespoke units, granite worktops, Quooker hot tap and dividing breakfast bar, flooring into the versatile family room complimented by multiple bi-fold double glazed doors, met by composite decking and the rear garden.

Other benefits include, ground floor wet room shower and WC, main bedroom, walk in wardrobe, 2<sup>nd</sup> floor landing, office space, high quality flooring and carpets, modern gas central heating and double glazing, low voltage lighting, composite front door and reception hallway.

**Ground floor:**

- **Entrance hall**, high quality engineered oak herringbone flooring continuing into the kitchen living space
- **Open plan kitchen/dining space** comprising a stunning bespoke kitchen in cream gloss with base and wall mounted units with soft close doors, island unit with granite worktop
- **Living room** formal space with oak flooring and gas flame burner, ideal as a snug
- **Open plan family room** with high quality bi-fold doors, giving full access to and overlooking the rear garden
- **Ground floor shower room/cloakroom** with bespoke walk-in shower cubicle

**First floor:**

- **Landing** with further stairs to the second floor
- **Main bedroom** suite with walk-in wardrobe 29'0 in length and adjacent en-suite shower room
- Exceptional stylish **en-suite bathroom/wet room** with free standing bath with walk around glazed screen, rainfall showerhead, bespoke tiling, floating vanity unit and wash hand basin
- **Bedroom two** with double glazed window to front aspect
- **Bedroom four** with double glazed window to front aspect
- **Family shower room** fitted in a modern suite, shower cubicle and contemporary floral splashback

**Second floor landing:**

- **Second floor landing/workspace** with Velux box bay window providing excellent light (ideal as a home office workspace) with door to bedroom three
- **Bedroom three** with Velux double glazed window

**COUNCIL TAX BAND: D**

**EPC RATING: C**





Total area: approx. 205.9 sq. metres (2216.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission or misstatement. 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  
Plan produced using PlanUp.



### Ground Floor

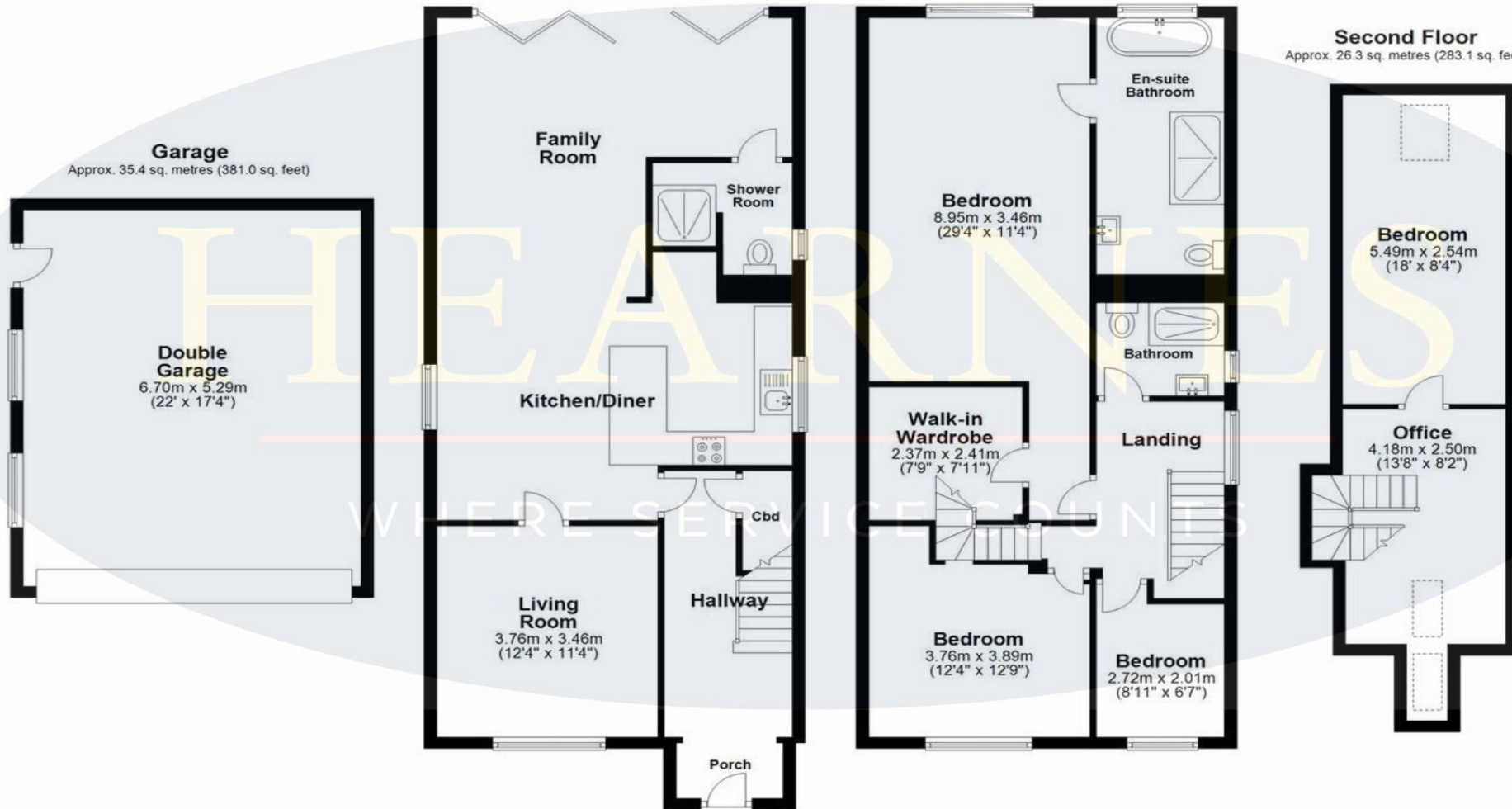
Approx. 73.0 sq. metres (786.2 sq. feet)

### First Floor

Approx. 71.2 sq. metres (765.9 sq. feet)

### Second Floor

Approx. 26.3 sq. metres (283.1 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

- The low maintenance **rear garden** measures approximately 95' x 33' and is enclosed by low maintenance timber fencing with composite all weather decking with a pleasant outlook over the level lawn with a further patio and timber summerhouse
- A **front driveway** provides initial parking for 2-3 vehicles  
**The side driveway** has attractive wrought iron gates giving access to the rear garden
- **Detached garage/workshop** measures approximately 22' x 17'4" rendered with pitch roof, electric roller door, two double glazed windows and two side doors, internal power and lighting

West Moors offers an excellent selection of day to day amenities with the village centre located less than 1 mile away. Ferndown offers a further selection of shopping, leisure and recreational facilities and is located approximately 1.5 miles away.



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