



HEARNES

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**Cracklewood Close
West Moors, Dorset BH22 0DU**

FREEHOLD PRICE

£350,000

“A superbly positioned end of terrace family home on a secluded corner plot with a single garage”

This deceptively spacious and superbly positioned three double bedroom, one bathroom, one shower room end of terrace modern family home enjoys a good sized and secluded corner plot with a 40ft enclosed garden and single garage.

The property is located on the edge of a sought-after development which sits within acres of beautifully kept communal gardens. The property is also now offered with no onward chain.

- **A three double bedroom end of terrace family home with a single garage and no chain**

Ground floor:

- **Entrance hall**
- **Cloakroom** finished in a white suite
- **12ft Kitchen/breakfast room** with integrated oven, hob and extractor, recess for fridge/freezer, recess and plumbing for washing machine, large useful understairs cupboard and space for breakfast table and chairs
- **17ft Dual aspect lounge/dining room** with double glazed French doors leading out into the rear garden and patio

First floor:

- Good size **landing**
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted wardrobes and dressing table
- **En-suite shower room** finished in a modern white suite incorporating a good size shower cubicle, pedestal wash hand basin, WC
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes and drawer storage
- **Bedroom three** is also a double bedroom which enjoys a dual aspect
- **Spacious family bathroom** finished in a white suite incorporating panelled bath with mixer taps and shower attachment, pedestal wash hand basin, WC
- **The rear garden** is of a generous size and offers an excellent degree of seclusion. The garden is fully enclosed and measures approximately 40ft x 25ft

Outside:

- **The garden** itself is predominantly laid to lawn with a good sized paved patio and a side gate
- **Single garage** located in a nearby block
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Please note that there is an annual charge of approximately £60 per month for the maintenance of the communal areas and general upkeep. The residents of Cracklewood have the use of acres of beautifully maintained communal gardens.

Ferndown's town centre is located approximately 1 mile away, whilst the village centre of West Moors is also located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATE: C



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TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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