

# Pinehurst Road

West Moors, Dorset, BH22 0AW



**HEARNES**

WHERE SERVICE COUNTS







# *“A beautifully finished 2,700 sq ft versatile family home occupying a good sized secluded plot”*

## **FREEHOLD GUIDE PRICE £850,000**

This extremely spacious and superbly appointed five bedroom, three shower room, one bathroom, three reception room extended and detached family home has a secluded rear garden with summerhouse, detached single garage and front driveway providing generous off road parking for several vehicles.

This 2,700 sq ft light, spacious and versatile family home has some lovely finishing touches. One particular and extremely striking feature is a 30' x 25' open plan kitchen/breakfast/dining room. Part of the loft space has also been converted to create a dressing room to the master bedroom. Electronically operated gates provide an impressive entrance, whilst in the rear garden there is a detached summerhouse which would make an ideal home office.

- **2,700 sq ft five bedroom detached family home on a good sized secluded plot**

- Good sized **entrance hall** with porcelain tiled floor
- Ground floor **cloakroom** finished in a Heritage style white suite, porcelain tiled floor
- Stunning 30' x 25' L shaped open plan **kitchen/breakfast/dining room**. This room has undoubtedly has the wow factor as it is a fantastic family and entertaining space with two ceiling atrium style skylights and bi-fold doors which open out into a secluded rear garden
- The **kitchen/breakfast area** has been beautifully finished with extensive quartz worktops with matching upstands with an inset 1.5 bowl sink with boiling hot water tap, central island unit also finished with quartz worktops which form a breakfast bar and has an integrated Neff 5 ring induction hob with extractor fan, twin Neff ovens and a combination roasting oven with warming drawer beneath, recess and plumbing for dishwasher, recess for fridge and separate freezer, integrated separate microwave with warming drawer and a wine cooler
- The **dining area** is currently being used as a family area and has an opening into the lounge. Continuing throughout this fantastic space is a polished porcelain tiled floor with under floor heating
- **Utility room** finished with wood block worksurfaces, cupboard housing a wall mounted gas fired Worcester boiler, recess and plumbing for washing machine, porcelain tiled floor
- 18' **Lounge** is currently being used as a dining/family room. An attractive focal point of the room is a wood burning stove with wooden surround, double glazed window to the front aspect
- Dual aspect **snug** with a wood burning stove creating an attractive focal point of the room with an exposed brick inset hearth and wooden surround
- **Office** overlooking the rear garden, polished porcelain tiled floor with underfloor heating
- 19' Ground floor dual aspect **double bedroom** with double glazed doors leading out onto the front driveway and dressing area
- **En-suite shower room** finished in a stylish white suite incorporating a good sized walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor

### **First Floor**

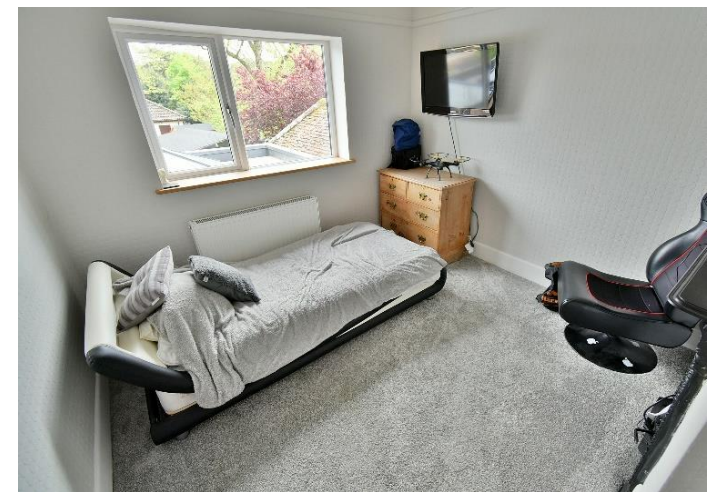
- **Good sized first floor landing**
- **Bedroom one** is a good sized double bedroom with a feature fireplace, double glazed window to the rear aspect, stairs rising to a dressing room
- Spacious **en-suite shower room/bathroom** finished in a Heritage style white suite incorporating a separate shower cubicle with chrome raindrop shower head, claw fitted roll top bath with mixer taps and shower attachment, high level WC, wash hand basin with vanity storage beneath, tiled floor with underfloor heating
- **Dressing room** has been created in the loft space and has a velux window, door giving access into a further area of large loft storage space
- **Bedroom two** is a good sized double bedroom enjoying a dual aspect
- **En-suite shower room** finished in a stylish white suite incorporating a separate shower cubicle with a chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, partly tiled walls and tiled floor with underfloor heating
- **Bedroom three** is also a generous sized double bedroom with a feature fireplace and a double glazed window to the front aspect
- **Bedroom four** is also a double bedroom with a double glazed window to the rear aspect
- **Shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle with a chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor

**COUNCIL TAX BAND: F**

**EPC RATING: D**



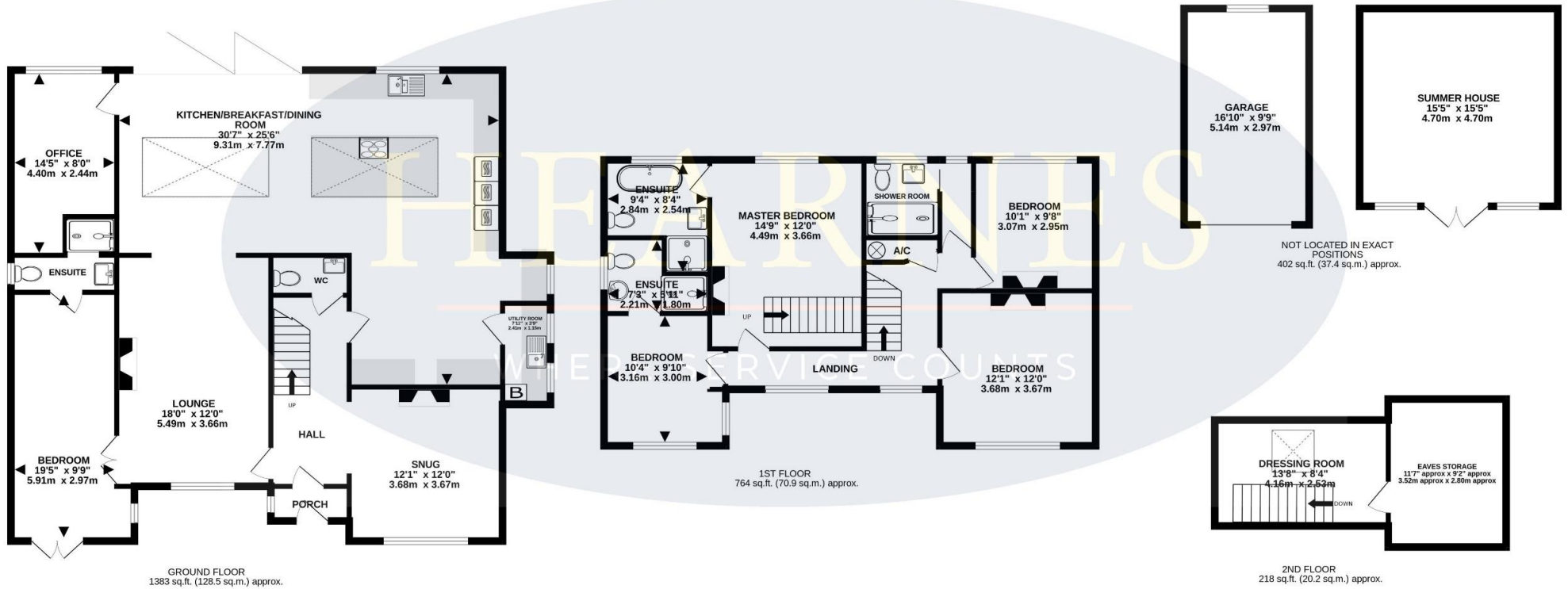




TOTAL FLOOR AREA : 2766 sq.ft. (257.0 sq.m.) approx.

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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## Outside

- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 50' x 50'
- Adjoining the rear of the property there is a large porcelain paved patio enclosed by a low level wall. The remainder of the garden is predominantly laid to lawn. Also within the garden there is a garden store and a 15' x 15' **summerhouse** which has light and power and air conditioning. This would make an ideal home office
- Electronically operated front gates open onto a front **driveway** which provides generous off road parking for several vehicles. A **side driveway** provides additional off road parking and leads down to a detached single garage
- Single **garage** has a remote control electronically operated up and over door, light and power
- **Further benefits** include double glazing, a gas fired heating system with replacement boiler, security alarm, CCTC along with many other hidden extras which can be listed separately

The village of West Moors is located approximately less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.





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