



HEARNES

WHERE SERVICE COUNTS

**Pinehurst Road
West Moors, Dorset BH22 0AP**

FREEHOLD

PRICE £450,000

“A modernised bungalow with a 110ft secluded south facing garden offered with no chain”

This beautifully finished and modernised two double bedroom detached bungalow has a 110ft secluded south facing rear garden, a front driveway providing generous off road parking and a detached single garage, whilst situated in a popular and convenient location within the village of West Moors.

The property has undergone complete modernisation which has been finished to a high standard and now comes to the market offered with no onward chain.

- **A modernised two double bedroom detached bungalow with a 110ft secluded south facing rear garden and no chain**
- **16ft Entrance hall**
- 20ft Light and spacious **lounge/dining room** with a feature fireplace and double glazed bi-fold doors opening out into a secluded 110ft south facing rear garden
- Beautifully finished **kitchen/breakfast room** incorporating wood block worktops with an inset Belfast sink and an excellent range of integrated appliances to include oven, grill, hob and extractor, dishwasher, washing machine, fridge and freezer with space for breakfast table and chairs and a double glazed window to the side aspect
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect
- **Bedroom two** is also a double bedroom
- Beautifully finished and spacious **family bathroom** incorporating a panelled bath with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath
- **Separate cloakroom** also finished in a white suite
- **The rear garden** is without doubt a superb feature of the property as it measures approximately 110ft x 40ft, faces a southerly aspect and offers an excellent degree of seclusion, adjoining the rear of the property there is a raised, decked seating area and adjoining the rear of the garage there is also a patio. The remainder of the garden is predominantly laid to lawn. Within the garden there is a greenhouse and at the far end of the garden there are two timber storage sheds
- **To the front of the property there is a block paved driveway** providing generous off road parking
- **The block paved side driveway** leads down to the detached single garage
- **Detached single garage** has a metal up and over door and double glazed French doors at the rear of the garage. Also to the front of the property there is a gravelled hardstanding providing an ideal space for storage of boat or caravan
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no chain

The village centre of West Moors is located approximately 650 metres away. West Moors offers a good selection of day-to-day amenities. Ferndown's town centre is located approximately 2 miles away. Ferndown also offers a good selection of day-to-day amenities.

COUNCIL TAX BAND: D

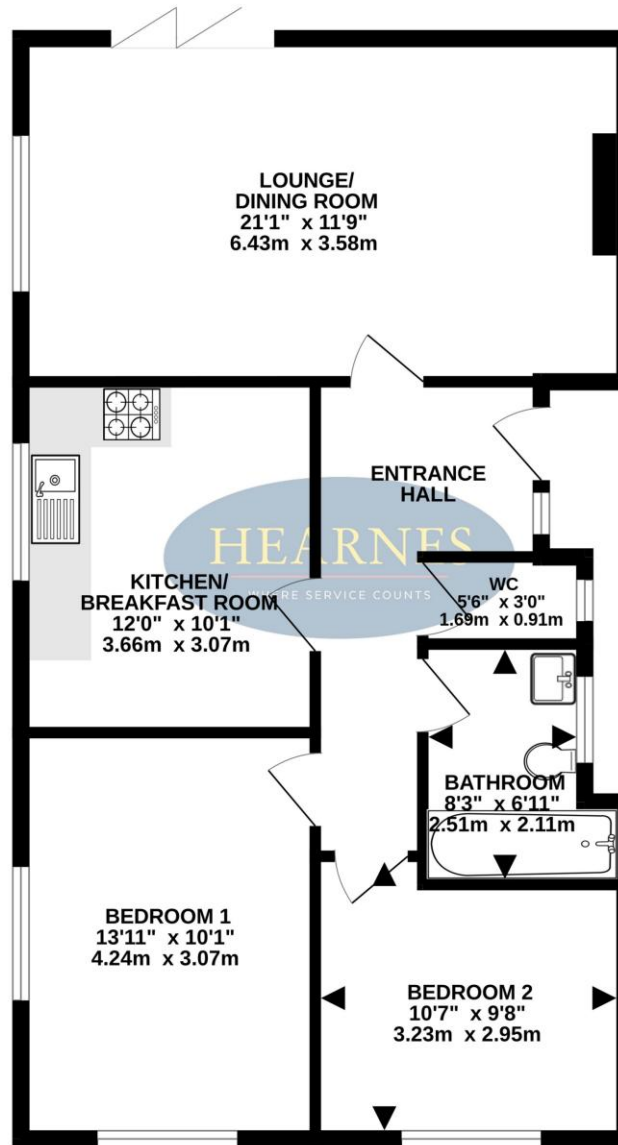
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

