



Heatherdown Road
West Moors, Dorset, BH22 0BX

FREEHOLD

GUIDE PRICE £300,000

“A well proportioned semi-detached bungalow with a converted loft room and 54ft private rear garden”

This well proportioned semi-detached bungalow has two ground floor bedrooms, a spacious converted loft room, modern kitchen, detached single garage, driveway providing parking for several vehicles and a level 54ft private rear garden.

- **Two bedroom semi-detached bungalow with a converted loft room**

Ground floor:

- **Large entrance porch** with cloaks storage
- **Entrance hall** with exposed wooden staircase to the loft room
- Modern fitted **kitchen** with ample base and wall mounted units with adjoining work tops and breakfast bar, inset ceramic hob with extractor over, integrated oven, power and plumbing for washing machine and fridge/freezer, modern wall mounted gas boiler, double glazed door giving access to the rear garden
- **Living room** (currently used as a bedroom) with wood laminate flooring and sliding double glazed doors leading to the conservatory
- **Conservatory** with sliding doors overlooking the rear garden and giving access onto a patio area
- **Bedroom one** is a double bedroom
- **Bedroom two** (currently used as a dining room)
- **Family bathroom** fitted in modern white suite comprising bath with shower over, pedestal wash hand basin, low level WC, opaque double glazed window, tiled walls
- **Separate WC** fully tiled with double glazed window

First floor:

- Attractive wooden staircase and balustrade to the first floor
- **Converted loft room** with three velux style windows, attractive exposed wooden flooring throughout, inset lighting. This room is ideal as a bedroom or a hobbies room (some restricted head height)

Outside:

- The **rear garden** measures approximately 54ft x 38ft is laid to lawn with paved patio area and is enclosed entirely by timber fencing with concrete posts and single gate leading to the **driveway** and single **garage**.

The village centre of West Moors is located approximately 1.5 miles away. West Moors offers a good selection of day-to-day amenities. Ferndown's town centre is located approximately 2.5 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

EPC RATING: C

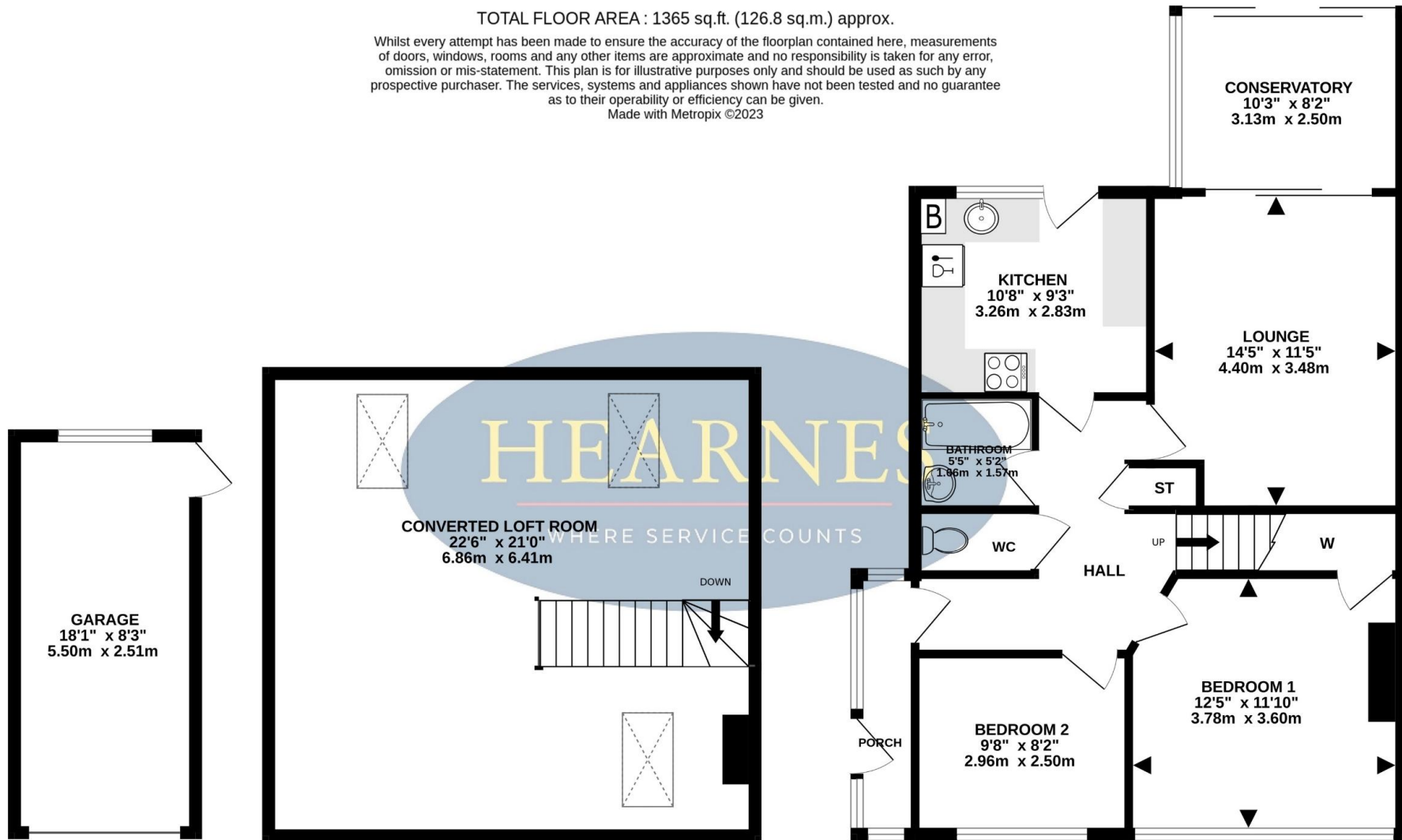
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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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