



**Denewood Copse  
West Moors, Dorset BH22 0NB**



# FREEHOLD PRICE

## £450,000

***“Well proportioned detached bungalow with excellent potential to modernise, three double bedrooms, southerly aspect garden, double garage and NO FORWARD CHAIN”***

This traditional detached bungalow occupies an exceptional position at the head of a popular cul-de-sac on a plot measuring 0.19 of an acre with excellent scope to modernise and extend (stpp) and immediate possession with no forward chain.

The versatile accommodation comprises three double bedrooms served by a bathroom and separate WC, 22ft lounge/dining room with patio doors giving access to and overlooking the rear garden together with an additional dining space adjacent to the kitchen.

Other benefits include gas central heating and double glazing, driveway parking for several vehicles to a detached garage which could provide the potential to extend along with a southerly aspect private rear garden.

Denewood Copse provides easy access to Station Road shops, amenities and regular bus routes through West Moors Village and beyond to the A31 commuter routes to Wimborne and Ringwood and level access to the Castlemain railway and plantation walks.

- Attractive arch to a covered **entrance porch** with double glazed opaque front door to the entrance hall
- **L-shaped entrance hall** comprising cupboard housing hot water tank, hatch to loft space and door to separate cloakroom
- **Cloakroom** with wash hand basin, WC and opaque window to the front
- **Lounge/dining room** is a versatile room with large double glazed sliding patio doors giving access to and overlooking the rear garden and a fireplace chimney breast recess and an additional space ideal for a dining room table and chairs with double glazed window to the front and a sliding glazed door to the kitchen
- **Kitchen** comprising range of base units with adjoining worktops, circular wash hand basin, mixer taps, space and gas point for cooker and further space for tall standing fridge/freezer, door to larder cupboard and wall mounted Worcester gas boiler, space and plumbing for washing machine and stable style door giving access to the side covered pathway and immediate access to the garage
- **Bedroom one** has a double glazed window to the front aspect, vanity unit with inset basin, built in wardrobe with sliding doors
- **Bedroom two** has a double glazed window to the rear aspect, built in cupboard with sliding doors
- **Bedroom three** has a double glazed window to the rear aspect
- **Bathroom** has the original suite comprising panelled bath with mixer taps/shower attachment, WC, vanity wash hand basin, opaque double glazed window to the front

#### Outside:

- The current **driveway** has parking for 2/3 vehicles whilst the lawned area could offer additional space with gated access to the rear garden and convenient arched porch
- **The garage** measures 16'9 x 15'7, up and over door
- **The rear garden** measures approximately 80ft maximum x 54ft and is a wonderful private southerly aspect garden with paved patio, well stocked mature shrub borders offering excellent seclusion and ample space to one side, gated access, water tap and garden sheds

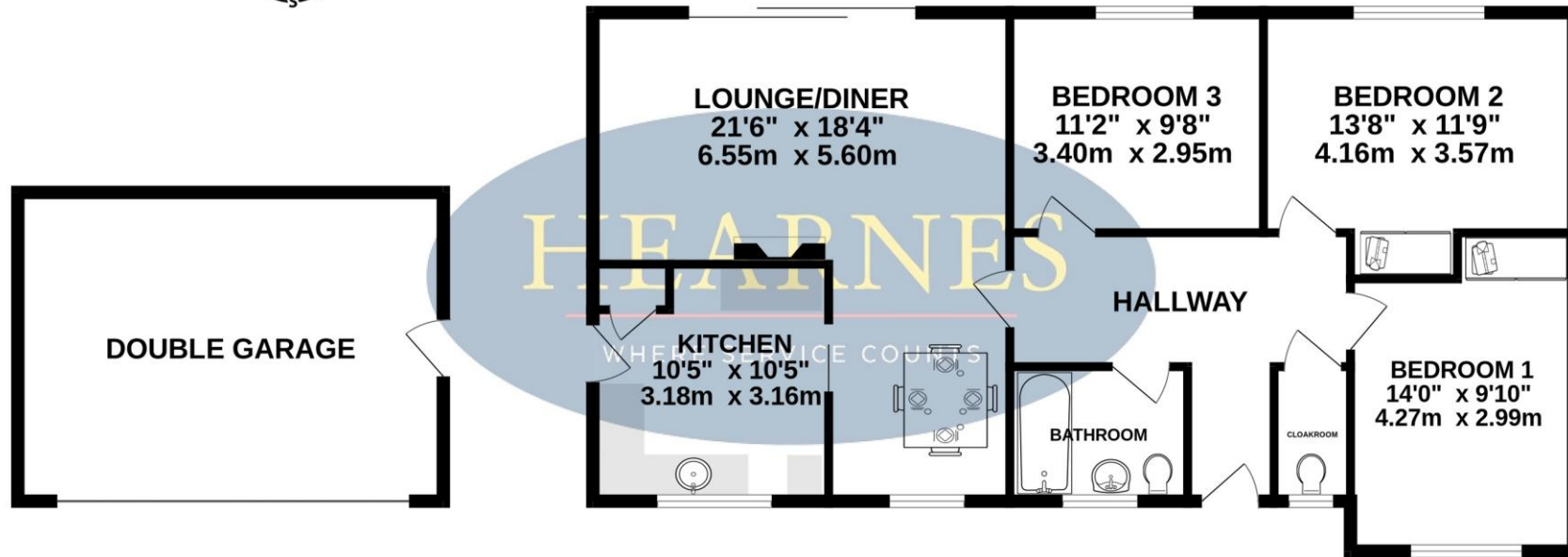
**COUNCIL TAX BAND: E**

**EPC RATE: D**



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**GROUND FLOOR**  
1200 sq.ft. (111.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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