



**Oakhurst Lane
West Moors, Dorset BH22 0DT**

FREEHOLD GUIDE PRICE £425,000

“A brand new and beautifully finished detached family home with a 45ft private, landscaped garden”

This superbly appointed and brand new four double bedroom, one bathroom, one shower room detached family home has a 45ft landscaped and private rear garden with front driveway providing generous off road parking. This beautifully finished family home has some lovely finishing touches which include underfloor heating throughout the ground floor accommodation with an ultra sufficient air source heat pump providing heating and hot water along with beautifully finished kitchen, family bathroom and en-suite.

Oakhurst Lane is a popular location within West Moors. This particular property is located approximately 500 metres from West Moors Plantation which offers acres of protected woodland along with numerous cycle paths connecting up with the Castlemans Trailway and Moors Valley Country Park.

• **A brand new four bedroom detached house with secluded landscaped garden and no chain**
Ground floor:

- **Good size entrance hall** with good size walk-in storage cupboard
- **Cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls
- **Generous size lounge** with a box bay window to the front aspect
- **19ft Kitchen/breakfast/dining room**
- The **kitchen/breakfast area** has been beautifully finished with extensive stone worktops which continues round to form a breakfast bar, inset sink, matching upstands, good range of base and wall units, excellent range of integrated appliances to include Neff hob and extractor canopy above, oven and grill, washing machine, dishwasher, fridge and freezer. There is ample space for dining table and chairs and double glazed sliding patio doors leading out into the landscaped, private rear garden

First floor:

- **Bedroom one** is a generous size double bedroom with a box bay window to the front aspect
- Spacious **en-suite shower room** incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with double glazed window to the rear aspect
- **Bedroom three** is again a double bedroom with a double glazed window to the rear aspect
- **Bedroom four** is also a double bedroom with a double glazed window to the front aspect
- **Family bathroom** beautifully finished incorporating a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls and tiled floor

Outside:

- **The rear garden** measures approximately 45ft in length, is fully enclosed, has been recently landscaped and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large sandstone paved patio with a side gate opening onto a side path. The remainder of the garden is predominantly laid to lawn. A paved path leads down to a further area of patio located at the far end of the garden
- **A block paved front driveway** provides generous off road parking
- **Further benefits include;** double glazing, UPVC facias & soffits, electrically powered heating system with an air source heat pump and the property also comes to the market with no onward chain

The village centre of West Moors is located approximately less than 1 mile away. West Moors offers a good selection of day-to-day facilities.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.

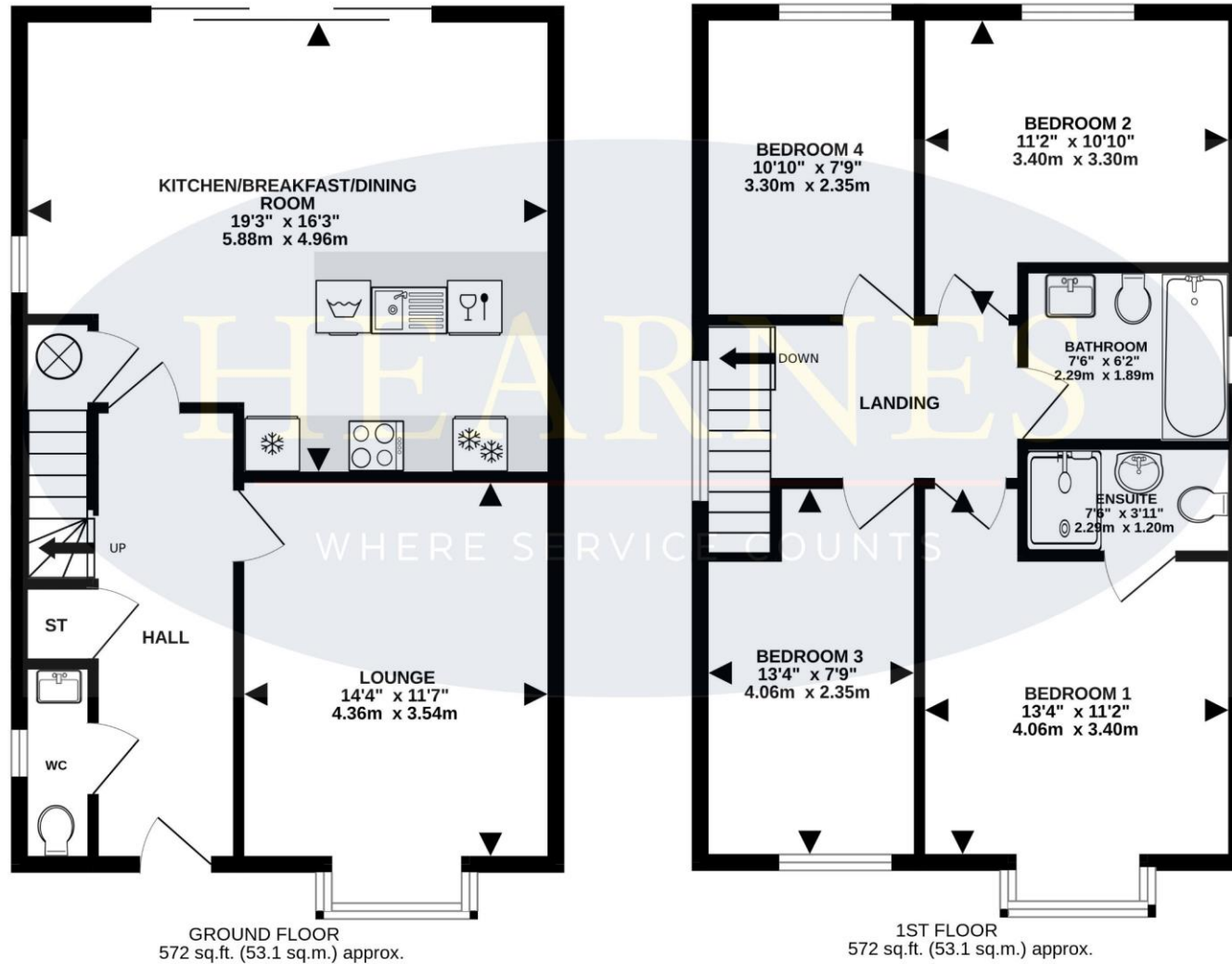
COUNCIL TAX BAND: TBC

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 : 1143 sq.ft. (106.2 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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