

# Sarum Avenue

West Moors, Dorset, BH22 0ND



**HEARNES**

WHERE SERVICE COUNTS







# *“An immaculately presented 2,700 sq ft family home with a generous sized private garden in a cul-de-sac location”*

**FREEHOLD GUIDE PRICE £700,000**

This extremely spacious and substantially enlarged six bedroom, three bathroom, two reception room detached family home has a 20' family room/conservatory overlooking a secluded and enclosed rear garden with an integral double garage and front driveway.

This light, spacious and versatile 2,700 sq ft family home has the added benefit of solar panels which are owned outright and therefore provide a yearly income along with substantially reducing the utility bills. The property also enjoys a peaceful cul-de-sac location within a sought after area of West Moors.

- **2,700 sq ft six bedroom detached family home in a cul-de-sac location**

- 18' x 15' Spacious **entrance hall** with oak flooring and an internal door leading through into the integral double garage
- Ground floor **cloakroom** finished in a white suite
- 21' x 18' **Kitchen/breakfast/dining room** which has oak flooring continuing throughout
- The **dining/breakfast area** has bi-fold doors opening to offer uninterrupted views over the private rear garden with an opening through into the family room/conservatory
- The **kitchen** has been beautifully finished with extensive granite worktops which continues round to form a breakfast bar with matching upstands, good range of base and wall units with underlighting, integrated Bosch 5 ring gas hob with extractor canopy above, twin ovens, space for an American style fridge freezer, double glazed window overlooking the rear garden opening through into the utility
- The **utility** has also been beautifully finished with granite worktops with a 1.5 bowl stainless steel sink unit, recess and plumbing for washing machine and dishwasher, space for a condensing tumble drier, double glazed door leading out onto a side path
- 18' **Lounge** with a double glazed door leading out onto a private patio area and double doors leading through into the entrance hall and family room/conservatory
- **Snug** which enjoys a dual aspect with living flame electric fire with an attractive surround creating a focal point of the room
- 20' **Family room/conservatory** which is fully double glazed and enjoys glorious views over the private rear garden, underfloor heating
- **Bedroom two** is a generous sized double bedroom currently being used as an office with a dressing area with fitted wardrobe
- **En-suite bathroom** finished in a stylish white suite incorporating a shower bath with shower over, pedestal wash hand basin, WC, tiled floor and partly tiled walls
- **Spacious first floor landing**
- **Bedroom one** is a generous sized double bedroom benefitting from three double fitted wardrobes and double glazed French doors leading out onto a balcony
- 23' **Balcony** enclosed by wrought iron railing and faces a southerly aspect
- **En-suite bathroom** finished in a modern white suite incorporating a panelled bath with shower over, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom three** is also a generous sized double bedroom benefitting from two fitted double wardrobes with cupboards above
- **Bedroom four** is also a double bedroom benefitting from a fitted double wardrobe and a double storage cupboard
- **Bedroom five** is again a double bedroom with a fitted double wardrobe
- **Bedroom six** is a large single bedroom with a fitted double wardrobe
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, his and hers wash hand basin, WC, fully tiled walls and flooring

COUNCIL TAX BAND: F

EPC RATING: C



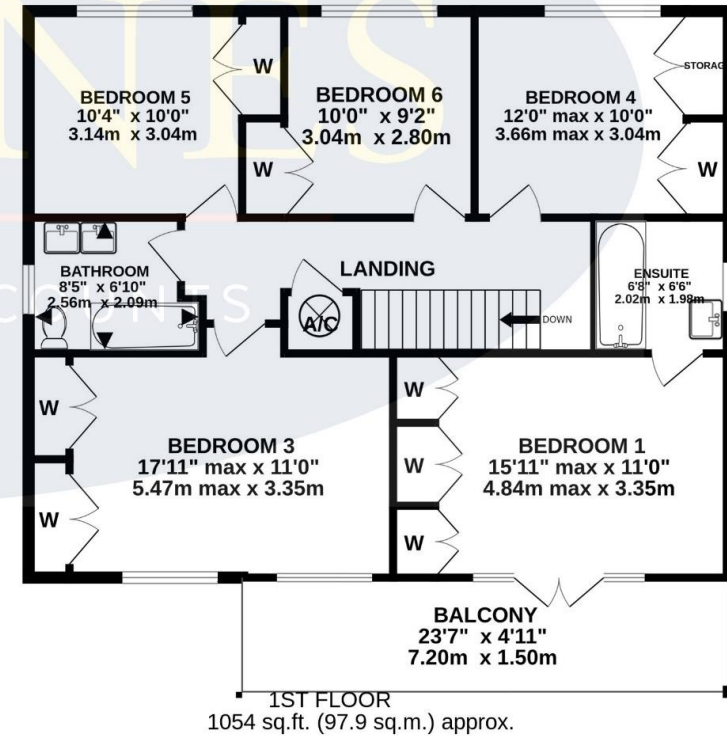
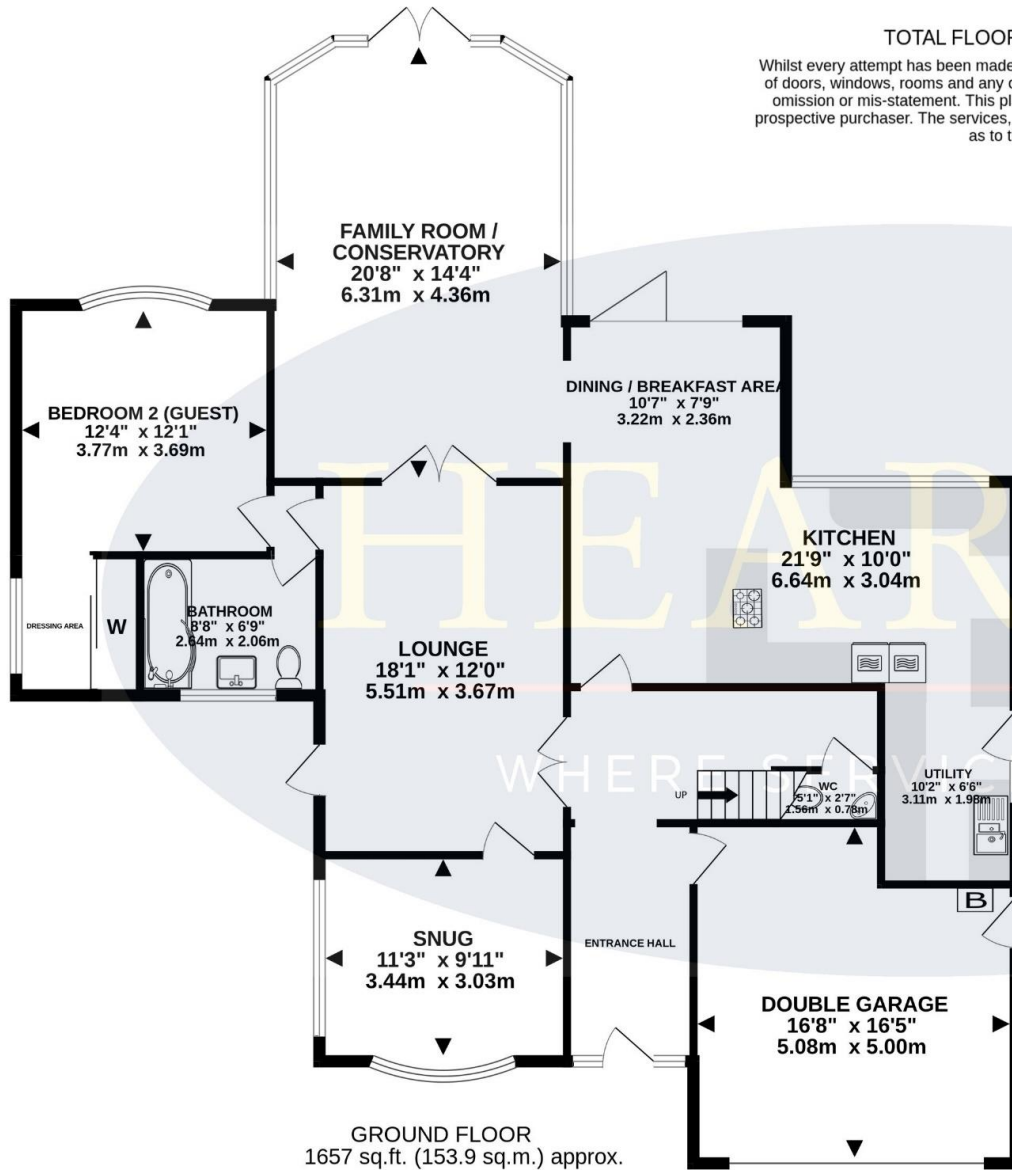






TOTAL FLOOR AREA : 2711 sq.ft. (251.9 sq.m.) approx.

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** is a superb feature of the property as it measures approximately 65' x 55', offers an excellent degree of seclusion and is fully enclosed
- The garden incorporates a large paved patio area as well as a good sized area of lawn. There are well stocked raised vegetable beds and a garden store. A side gate opens onto a side path. Also within the garden there is a useful timber storage shed. Located on one side of the property there is an additional area of patio which continues round to join a further area of private patio which can be accessed from the lounge
- A front **driveway** provides generous off road parking and in turn leads up to an integral double garage
- Integral **double garage** has a replacement remote control up and over door, wall mounted gas Valliant boiler, light and power and an internal door leading through into the entrance hall
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired central heating system along with solar panels which are owned outright and provide a yearly income as well as substantially reducing the utility costs.

West Moors offers a good selection of day to day amenities. The village of West Moors is located approximately less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away.





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