

# Priory Road

West Moors, Dorset BH22 0AY



**HEARNES**

WHERE SERVICE COUNTS



# *“A modernised and substantially enlarged bungalow with a 70ft garden and double garage”*

**FREEHOLD GUIDE PRICE £550,000**

This modernised and extended three double bedroom, one bathroom, one shower room detached bungalow has a 70ft enclosed rear garden, double garage and driveway providing generous off-road parking.

This deceptively spacious bungalow has undergone a number of improvements, as well as being substantially enlarged. The light and spacious property occupies a good sized plot whilst situated in a popular and convenient location.

- **1,600 sq ft Extended three bedroom bungalow with a good sized 70 ft enclosed rear garden and double garage**
- 15ft **Spacious entrance hall** with double doors leading through to the kitchen/dining room/lounge.
- Stunning open plan 30ft x 24ft T-shaped **kitchen/dining room/lounge** with atrium style ceiling skylight flooding this fantastic space with lots of natural light
- **Lounge area** with fitted storage and shelving, a TV recess and contemporary living flame electric fire beneath
- **Kitchen/dining room** beautifully finished with extensive worktops, a good range of high gloss base and wall units, attractive tiled splashbacks, integrated Bosch hob and extractor hood above, Neff twin ovens, full height fridge and freezer, integrated dishwasher and ample space for a dining table and chairs
- **Family area** with double doors leading through to the entrance hall and a further door leading into the utility room
- **Utility room** with work surfaces, base and wall units, sink with rinse hose, reces and plumbing for a washing machine, recess for a fridge, wall-mounted gas-fired boiler, two useful tall storage cupboards
- **Bedroom one** is a generous sized double bedroom benefiting from fitted floor to ceiling wardrobes with mirrored sliding doors
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized walk in shower cubicle with chrome raindrop shower head and separate shower attachment, wc, wash hand basin with vanity storage beneath
- **Bedroom two** is a good sized double bedroom
- **Bedroom three** is also a double bedroom, currently used as an office
- Luxuriously appointed **family bathroom** finished in a contemporary style white suite incorporating an oversized bath with chrome raindrop shower head, separate shower attachment and glass shower screen, wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system

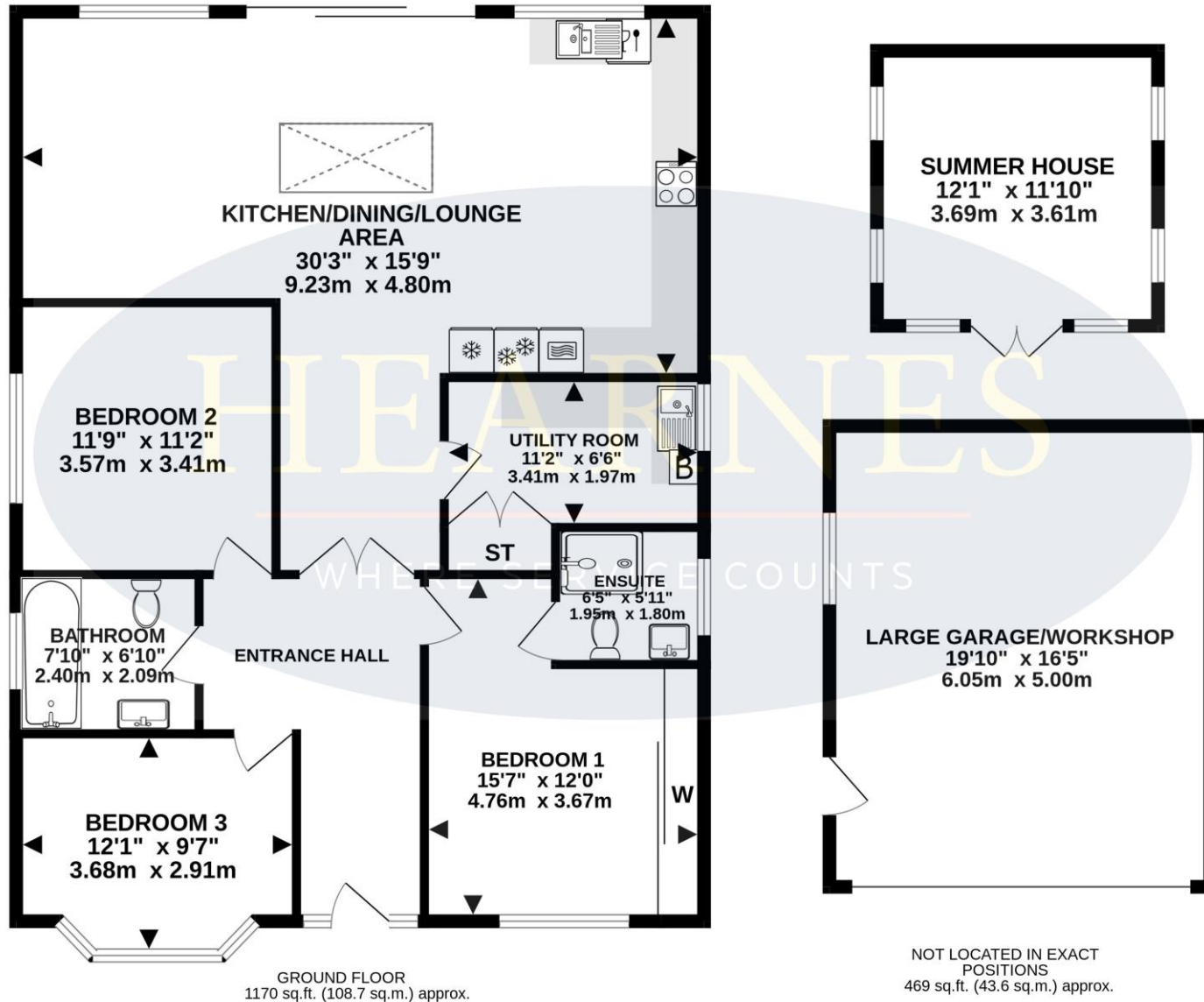
**COUNCIL TAX BAND: E**





TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## Outside

- The **rear garden** is fully enclosed measures approximately 70ft x 50ft and offers a good degree of seclusion. Adjoining the rear of the property there is a block paved patio area, with the remainder of the garden predominantly laid to lawn. At the far end of the garden there is a large detached summer house. Behind the detached double garage there is a further area of garden currently housing an above ground swimming pool (which is not included within the sale)
- Front and side driveway providing **generous off-road parking** for several vehicles, which in turn leads up to a detached double garage
- **Detached double garage** with and up and over door, side personal door, double glazed window, light and power

Local amenities on Pinehurst Road are less than 200 metres away. The village centre of West Moors is located approximately 1 mile away. West Moors offers a good selection of day to day amenities. Ferndown's town centre is located approximately 1.5 miles away and offers an excellent range of shopping, leisure and recreational facilities. The market town of Wimborne is located approximately 6 miles away.



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