

# The Avenue

West Moors, Dorset BH22 0LU



**HEARNES**

WHERE SERVICE COUNTS



# *“A 2,200 sq ft versatile chalet style home with a private south facing garden”*

**FREEHOLD PRICE OFFERS OVER £675,000**

This superbly positioned and modernised four bedroom, one bathroom, one shower room detached chalet style home has a garden room overlooking a private, south facing rear garden with a double garage and generous off road parking. Tucked away in a peaceful cul-de-sac whilst enjoying a sought after location within the village of West Moors.

The property has undergone a number of improvements which include a former double glazed conservatory which has recently had a replacement and insulated roof with velux window to create a useable garden room which can be used all year round. This 2,200 sq ft chalet style home offers light, spacious and flexible accommodation.

- **Four bedroomed detached chalet style home with a south facing garden**

#### **Ground floor:**

- 22ft **Reception hall** with oak flooring, coat and broom cupboard
- 23ft x 19ft L-shaped **lounge/dining room**
- The **lounge area** has a living flame log effect electric fire set within a stone fireplace and sliding patio doors leading out into the conservatory
- The **dining area** has ample space for dining table and chairs and double glazed window overlooking the rear garden
- Beautifully finished modern **kitchen** incorporating extensive Quartz worktops with inset sink, good range of base and wall units and an excellent range of Hotpoint integrated appliances to include five ring gas hob and Rangemaster extractor hood above, combination oven with warming drawer and separate oven, fridge/freezer and dishwasher
- **Utility room** accessed via the garage, has recess and plumbing for washing machine, sink unit and a tiled floor
- A double glazed **garden room** with newly replaced and insulated roof with velux window, tiled floor and double glazed French doors leading out into the rear garden
- **Double bedroom** benefitting from fitted wardrobes with sliding doors
- **Bedroom** which is a good sized single bedroom
- Family **shower room** finished in a stylish white suite to incorporate a large walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath
- **Separate cloakroom** in a stylish white suite

#### **First floor:**

- **Landing** with a double linen cupboard housing a wall mounted gas fired Worcester boiler and double storage cupboard
- **Bedroom one** is a large double bedroom with a walk-in-wardrobe and access into the eaves for useful storage
- **Guest double bedroom** which is again a good size bedroom also having access into the eaves for useful storage
- Family **bathroom** finished in a stylish white suite to incorporate a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

**COUNCIL TAX BAND: E**

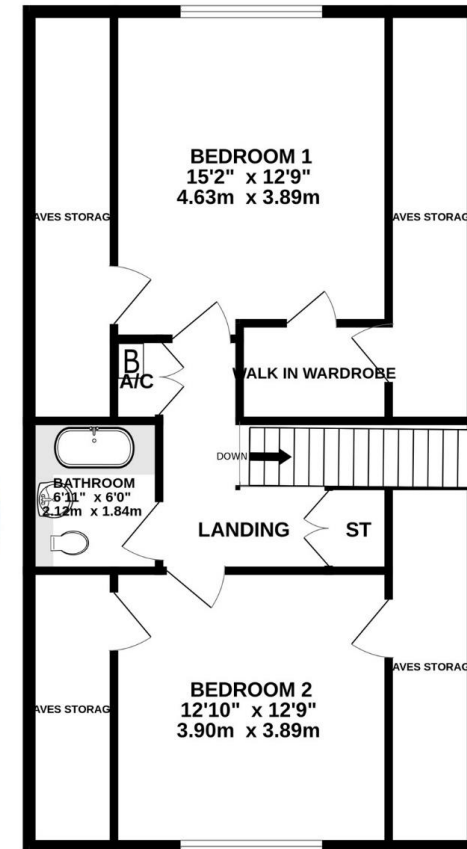
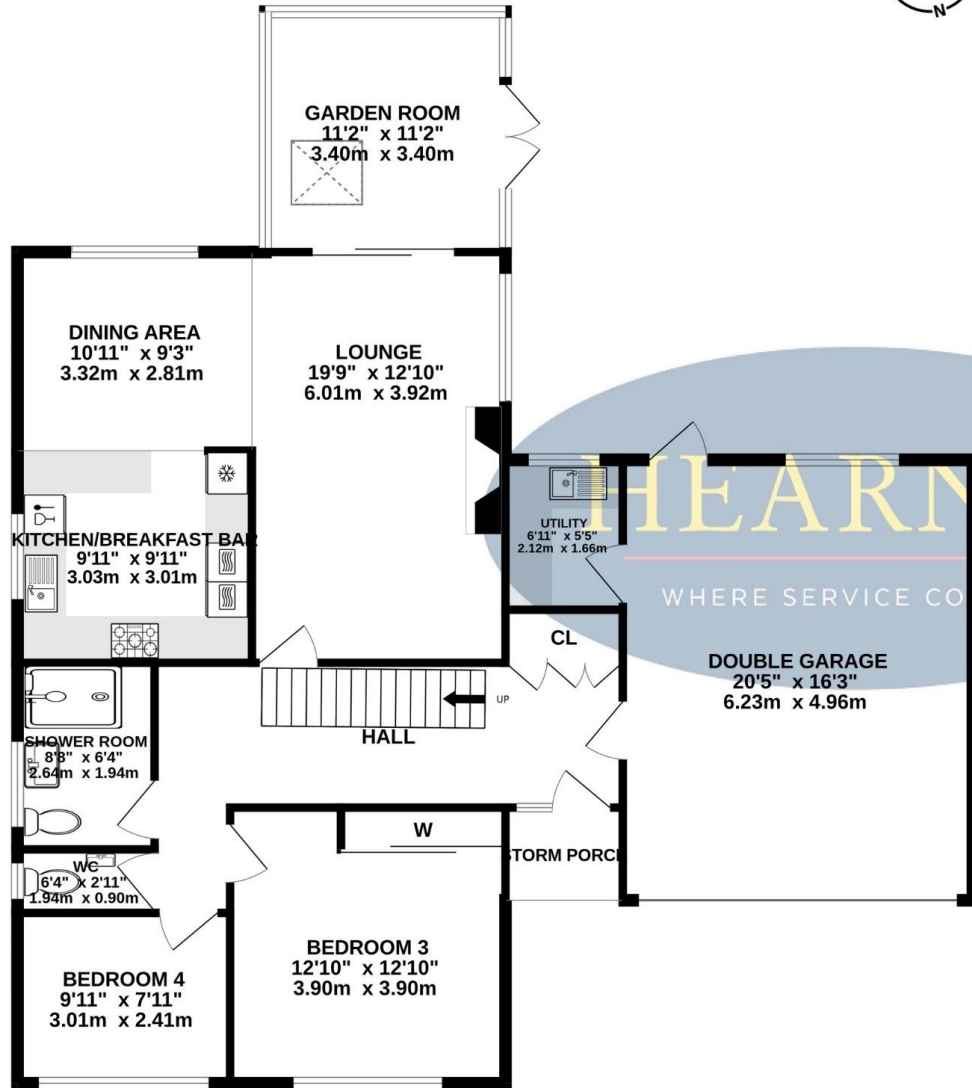
**EPC RATING: D**





GROUND FLOOR  
1433 sq.ft. (133.2 sq.m.) approx.

1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.4 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 a superb feature of the property as it faces a southerly aspect, has an excellent degree of seclusion and measures approximately 45ft x 50ft
- Adjoining the rear of the property there is a paved patio area with hot tub (this could be included in the sale depending on the final figure agreed).
- Positioned behind the garage on the patio is a summer house which has light and power and would make an ideal **Home Office**
- The remainder of the garden is predominantly laid to lawn. The garden is stocked with many attractive plants and shrubs. There is a further area of paved patio, a small **summer house** and side path leading round to a side gate
- A wooden five bar gate opens onto a front gravelled **driveway** which provides generous off road parking and in turn leads up to a double garage
- **Double garage** has a remote control up-and-over door, light and power, door leading out into the garden, door into the utility room and a further door leading into the property
- **Further benefits** include double glazing, replacement UPVC fascias & soffits, and a gas fired central heating system

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



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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