

# Elmhurst Road

West Moors, BH22 0DG



**HEARNES**

WHERE SERVICE COUNTS





# ***“A brand new and luxuriously appointed family home with a landscaped 70’ west facing garden”***

**FREEHOLD GUIDE PRICE £700,000**

A superbly positioned and brand new four double bedroom, three en-suites, one bathroom detached family home with a 70’ landscaped west facing rear garden and driveway providing generous off road parking.

This beautifully finished and deceptively spacious versatile family home has been finished to an extremely high standard with some lovely finishing touches which include ultra efficient Samsung air source heat pump providing heating and hot water along with underfloor heating throughout the ground floor accommodation, beautifully finished kitchen with high quality integrated appliances and luxuriously appointed bathrooms. A room which undoubtedly has the wow factor is the kitchen/breakfast/dining/day room which has a set of 19’ twin bi-fold doors opening to offer uninterrupted views over the private west facing rear garden.

The location is also a superb feature as it is situated approximately 100 metres from acres of protected woodland which offers numerous cycle paths connecting up with the Castlemain Trailway and Moors Valley Country Park.

- **A deceptively spacious and beautifully finished four double bedroom, three en-suites, one bathroom detached family home finished to an extremely high standard**
- **28’ Entrance hall** with porcelain tiled floor and underfloor heating which continues throughout the ground floor accommodation
- **Stunning 24’ x 23’ Open plan kitchen/breakfast/dining/day room.** This room undoubtedly has the wow factor and is a fantastic family and entertaining space
- The **kitchen/breakfast area** has been beautifully finished with extensive quartz worktops with matching upstands, quartz worktops continues round to form a breakfast bar, good range of base and wall units with underlighting, an excellent range of high quality integrated appliances to include Neff oven and combi oven, induction hob with up draft extractor fan, dishwasher, fridge and freezer
- The **dining/day area** has a twin set of 19’ bi-fold doors which open to offer uninterrupted views over the private west facing and landscaped rear garden
- **Utility room** also finished with quartz worktops with matching upstands and inset sink as well as an integrated washing machine
- **Bedroom three is a double bedroom** with a box bay window to the front aspect
- Luxuriously and spacious **en-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, polished porcelain fully tiled walls and flooring
- Bedroom four is also a **double bedroom** which could also be used as a reception room overlooking the front garden
- Superbly appointed ground floor **family bathroom** incorporating a panelled bath with mixer taps and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor with underfloor heating and polished porcelain tiled walls

## **First floor:**

- **Landing** with oak and glass balustrade
- **Bedroom one** is an impressive 21’ large double bedroom with vaulted ceiling and triangular feature shaped window. There is an excellent range of fitted bedroom furniture to include wardrobes, drawer and cupboard storage
- A sumptuously appointed an spacious **en-suite shower room** with vaulted ceiling incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, polished porcelain tiled walls and flooring
- **Bedroom two** is also a large double bedroom with vaulted ceiling and triangular feature shaped window offering a pleasant outlook over the rear garden
- Luxuriously appointed and spacious **en-suite shower room** incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, polished porcelain tiled walls and flooring

**COUNCIL TAX BAND: TBC**

**EPC RATING: TBC**

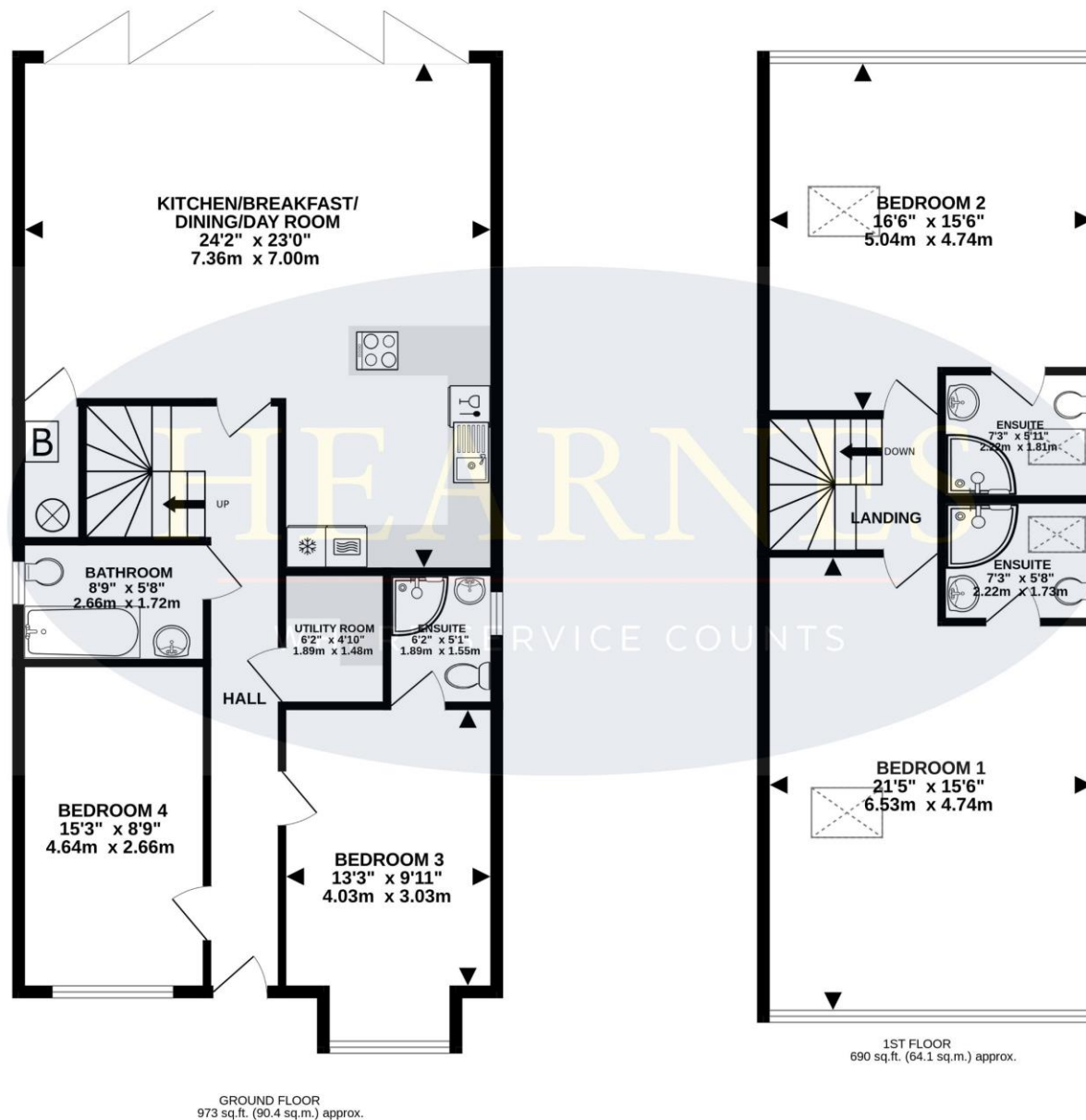






TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.

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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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 measures approximately 70' in length and faces a westerly aspect
- Adjoining the rear of the property there is a large porcelain paved patio with a porcelain paved side path leading down to a side gate. The remainder of the garden is laid to lawn
- A **front driveway** provides generous off road parking for several vehicles
- A porcelain paved path leads up to the front entrance of the property and a porcelain paved path leads round to a side gate
- **Further benefits** include a 10 year ICW builders warranty, double glazing and the property was constructed by a local builder

West Moors offers a good selection of day to day amenities. The village centre of West Moors is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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