

Elmhurst Road

West Moors, BH22 0DG



HEARNES

WHERE SERVICE COUNTS



"A virtually brand new and beautifully finished family home with a secluded west facing garden approximately 30 metres from West Moors Plantation"

FREEHOLD GUIDE PRICE £900,000

This superbly finished and virtually brand new four/five double bedroom, two shower room, one bathroom detached family home has a 65' secluded west facing rear garden (with detached outbuilding), large integral garage and front driveway providing generous off road parking for several vehicles, whilst situated approximately 30 metres from acres of protected woodland/West Moors Plantation.

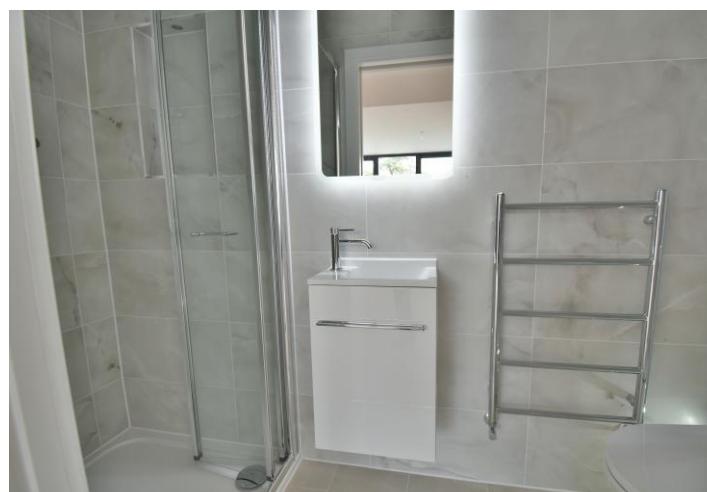
This superbly finished family home has been finished to an extremely high standard with some lovely finishing touches such as underfloor heating throughout the ground floor accommodation, fitted storage units in the spacious entrance hall, fitted blinds within the bi-fold doors which open out into the rear garden and withing the rear garden there is a detached outbuilding which also has bi-fold doors, light and power making an ideal home office. The property also now comes to the market offered with no onward chain.

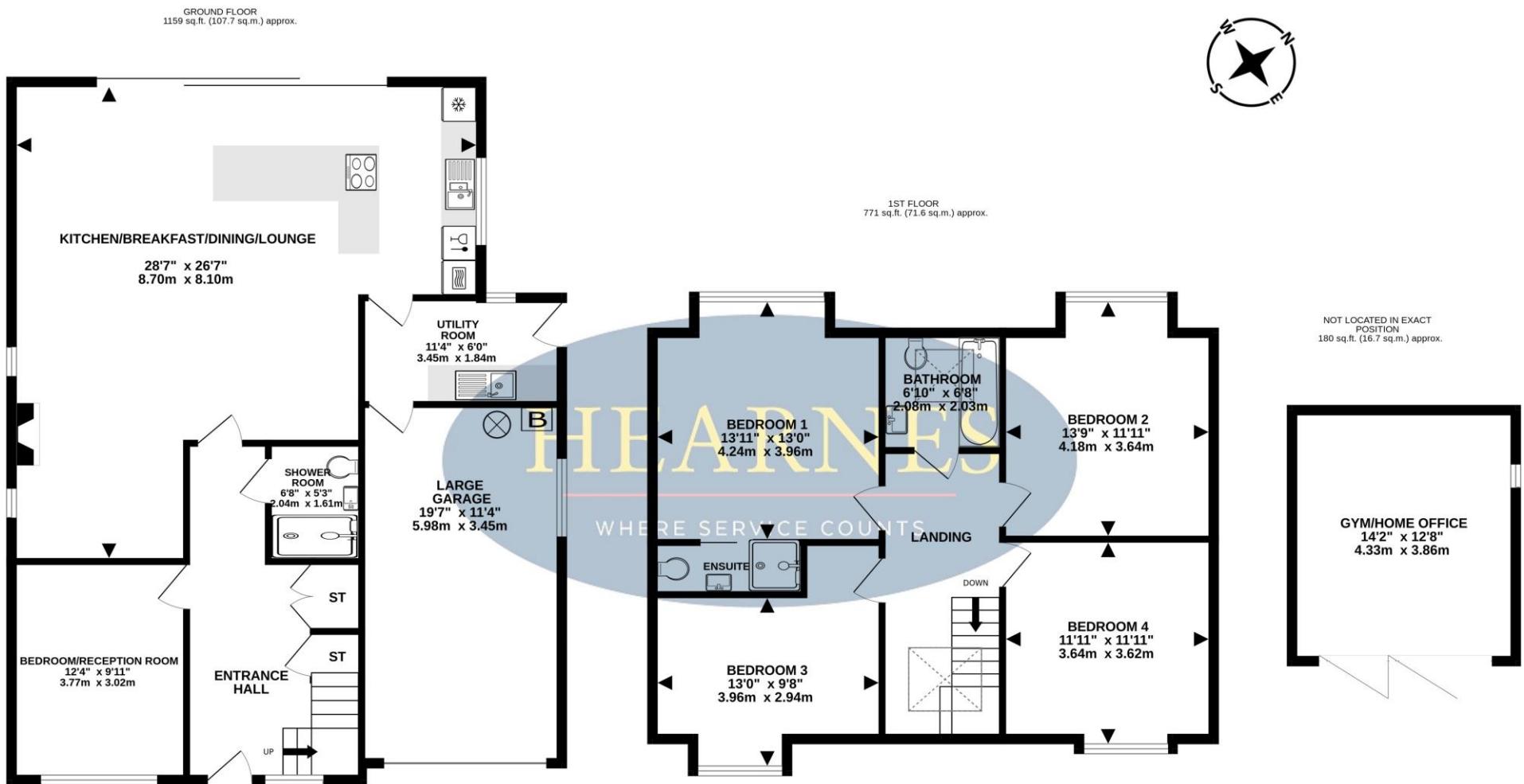
- **This stunning and virtually brand new four/five double bedroom detached family home with a secluded west facing garden and no chain**
- 19' Spacious and impressive **entrance hall** with fitted shoe and coat cupboards, Amtico flooring and underfloor heating which continues throughout the ground floor accommodation
- **Wet room** finished in a stylish white suite incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, floating wall mounted wash hand basin with vanity storage beneath, WC with a concealed cistern, integrated lighting with display recess, fully tiled walls and flooring
- Bedroom/reception room which has a large picture window offering a pleasant outlook over the front garden
- 28' x 26' Open plan **lounge/dining/kitchen/breakfast room**. This room undoubtedly has the 'wow' factor and is a fantastic family entertaining space flooded with lots of natural light from a 10' atrium skylight
- The **lounge area** has a high quality woodburning stove with a granite hearth with wooden mantle above creating an attractive focal point
- **Bar/family area** with wine fridge, granite worktops with inset sink and filtered water tap, base and wall units and glass fronted display cabinets
- **Dining area** with space for table and chairs, bi-fold doors opening out into the rear garden
- **Kitchen/breakfast area** has been beautifully finished with extensive granite worktops with matching upstands, a central island unit also finished with a granite worktop which continues round to form a breakfast bar, an excellent range of integrated appliances to include induction hob with pop up extractor, integrated fridge freezer, dishwasher, twin ovens and warming drawer, bi-fold doors opening out onto the garden
- Large **utility room** also finished with granite worktops and matching upstands, recess and plumbing for washing machine and space for tumble drier, good range of base and wall units, double glazed door leading out onto a side path
- Spacious **first floor landing** with a large double glazed velux roof window, electrically operated and automatic velux window
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- Luxuriously appointed **en suite shower room** incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, floating wash hand basin with vanity storage beneath, WC with concealed cistern, integrated lighting, fully tiled walls and flooring
- **Three further double bedrooms**
- Lavishly appointed **family bathroom** finished in a stylish white suite incorporating an oversized bath with mixer tap and shower over, WC with concealed cistern, integrated lighting

COUNCIL TAX BAND: TBC

EPC RATING: C







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 NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** is without a doubt a superb feature of the property as it faces a westerly aspect, offers a good degree of seclusion and measures approximately 65' x 40'. The garden has been landscaped to incorporate a porcelain paved patio which extends the full width of the property with a porcelain paved path which continues along one side of the house and a gravelled path on the opposite side. The remainder of the garden is laid to lawn which has been recently turfed. A porcelain paved path continues down to the detached outbuilding and the garden itself is fully enclosed
- **Detached outbuilding** has light and power, a vaulted ceiling and double glazed bi-fold doors (this would make a great home office or gym)
- A front block paved **driveway** provides generous off road parking for several vehicles and in turn leads up to a large integral garage
- There is a good sized area of front lawn and a gravelled area additional off road parking if required, also offering an ideal space for storage of a boat or caravan
- Large **integral garage** has a wall mounted gas fired boiler, pressurized hot water tank, light and power, remote control up and over door and an internal door leading through into the utility room
- **Further benefits** include a brand new pressurized central heating system with underfloor heating throughout the ground floor accommodation, double glazing, UPVC fascias and soffits with integrated lighting, a builders warranty and the property now comes to the market offered with no onward chain

West Moors Plantation offers acres of protected woodland which is ideal for walking and also gives easy quick access to the Castleman trailway and cycle routes linking directly up Moors Valley Country Park. The village centre of West Moors is located less than 1 mile away. West Moors offers a good selection of day to day amenities. 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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