

# Abbey Road

West Moors, Dorset, BH22 0AU





***“Extensively modernised throughout to a high specification on a well-maintained plot measuring 0.232 of an acre, with no forward chain”***

**FREEHOLD GUIDE PRICE £725,000**

A simply stunning detached bungalow modernised and updated to a very high standard by the present owner providing 1,400 sq ft of living space on a low maintenance level plot.

The accommodation comprises four bedrooms served by a luxury bathroom and en-suite, whilst the main hub of the bungalow is superbly planned open plan kitchen/living/dining space with versatile uses and bi folding doors and a central ceiling lantern providing additional light.

Other benefits include newly installed gas boiler and heating system, electrics, ceramic tiled flooring and solid oak doors, plain set ceilings and neutral décor.

The property is set in a prime position close to a local shopping parade and convenience store, whilst West Moors village is approximately 1 mile away, together with access to the A31 commuter routes to Ferndown, Ringwood and the M27.

- Covered **entrance porch**
- **Entrance hall**, the immediate hall has tiled flooring into the inner hall with cupboard
- Well-proportioned bespoke **kitchen** with a comprehensive range of base and wall-mounted units extending to a breakfast bar with inset halogen hob and internal extractor, 1 ½ bowl sink unit, integral raised oven and microwave oven, integrated fridge/freezer, dishwasher, washing machine and tiled flooring continuing into the family/living space
- Exceptional **family/living** open space enhanced by two sets of bi fold doors and a central ceiling lantern with views over the rear garden, plain set ceiling and downlights
- **Bedroom one** with a view to the front aspect
- Stylish **en-suite** comprising dual width shower cubicle with raindrop shower, wash hand basin with vanity unit, wc, tiled floor and partial tiled walls
- **Bedroom two** with a view to the front aspect
- **Bedroom three/reception room** with a window and door leading out to the rear patio, making it ideal as an occasional room or office
- **Bedroom four** with a view to the rear aspect
- **Family bathroom** finished in a contemporary suite, fully tiled walls and flooring, a p-shaped bath with glazed shower screen, wash hand basin with vanity unit beneath and wc

**COUNCIL TAX BAND: E**

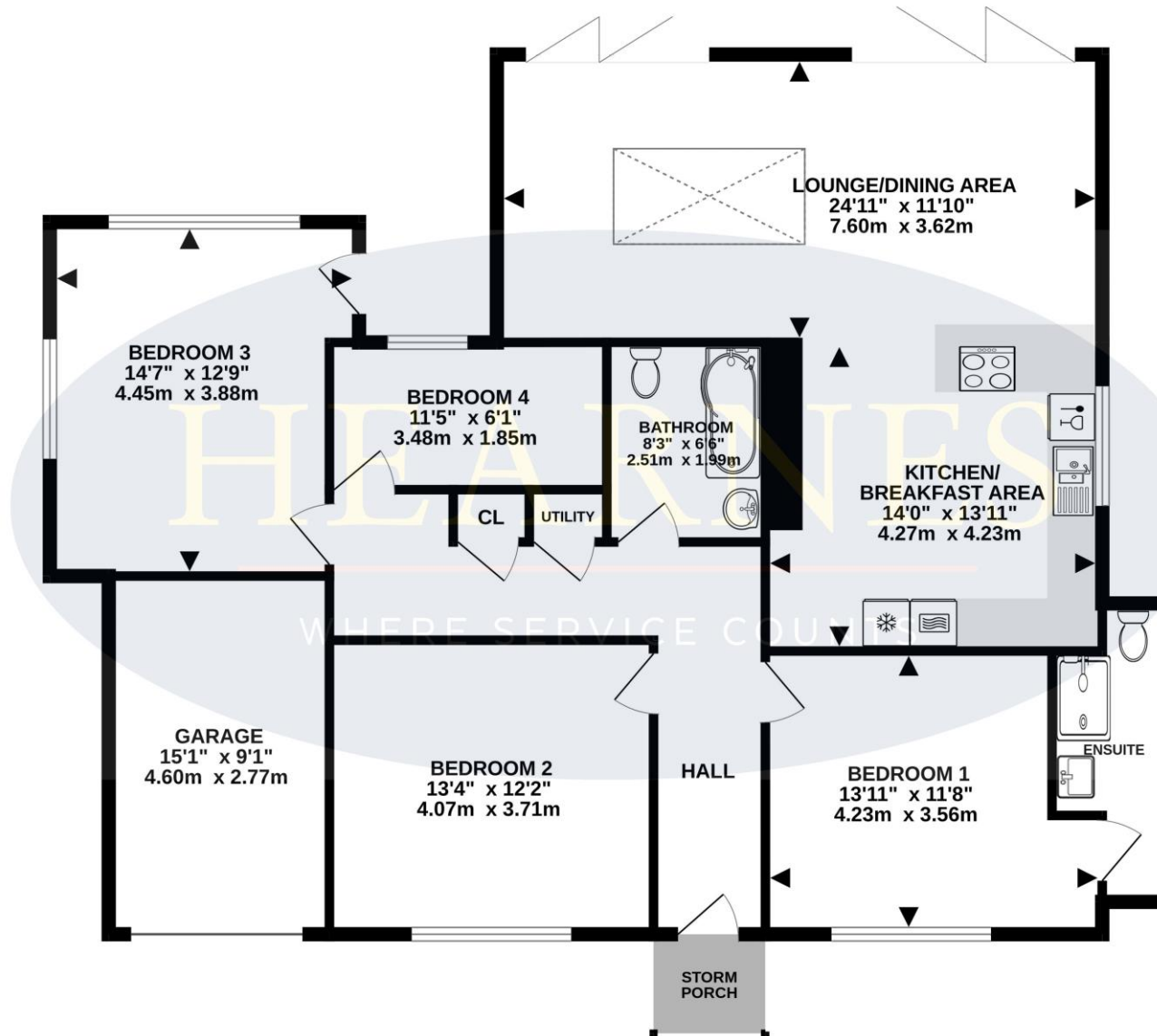
**EPC RATING: D**





TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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.  
Made with Metropix ©2024



AGENTS NOTES: 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. 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

- Superb expanse of paved driveway providing **parking for numerous vehicles** through double gates, sweeping around a section of lawn to the **integral garage** and double gates through to the rear garden
- The **rear garden** measures 82ft in length and faces a south westerly aspect with newly laid turf, Indian stone style patio and a detached timber store, all enclosed by timber fencing with concrete posts

West Moors village centre offers an array of amenities to include Tesco Express, Post Office, cafes, Doctors Surgery, Pharmacy and bus stops.



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



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne