

Monks Close

West Moors, Dorset BH22 0HE



HEARNES

WHERE SERVICE COUNTS



“Modern detached four bedroom family home superbly appointed with impressive open plan kitchen living space, en-suite and private westerly aspect garden”

FREEHOLD PRICE £450,000

This impressive detached family home provides four bedrooms, en-suite, family bathroom, stunning kitchen open plan to a living and dining room with patio doors, separate WC and utility room, driveway parking and integral garage.

The property is located in a small intimate cul-de-sac within convenient access of the A31 commuter routes to Ferndown, Ringwood and Wimborne whilst West Moors Village shops and amenities are only one mile distant together with popular local walks and access to West Moors Plantation.

Ground floor:

- **Entrance hall** stairs to first floor with wood laminate flooring that continues into the living/dining room
- **Living room/dining room** with double glazed box bay window to the front aspect, neutral tones of décor with space for large dining table and double glazed doors giving access to and overlooking the rear garden separated from the kitchen by a breakfast bar
- **Stylish open plan kitchen** comprising a range of wall and floor mounted units with Quartz worktops and island unit, integrated Neff double oven, inset ceramic hob with extractor above, one and a half bowl sink unit with double glazed window above overlooking the rear garden
- **Separate utility room**, wall mounted gas boiler, plumbing for washing machine, door to side access
- **Separate cloakroom WC**

First floor:

- **Landing** with hatch to loft
- **Bedroom one** with two double glazed window to the front aspect, built in mirror fronted wardrobe and additional cupboard in the lobby area to the en-suite
- **En-suite** modern matching suite comprising shower cubicle, WC, wash hand basin, double glazed window and part tiled walls
- **Bedroom two** double glazed window to the rear, built in wardrobes
- **Bedroom three** double glazed window
- **Bedroom four** double glazed window
- **Family bathroom** with modern suite comprising P-shaped bath, glazed screen and shower unit, vanity unit with inset basin, WC, double glazed window, part tiled walls

COUNCIL TAX BAND: E

EPC RATING: C

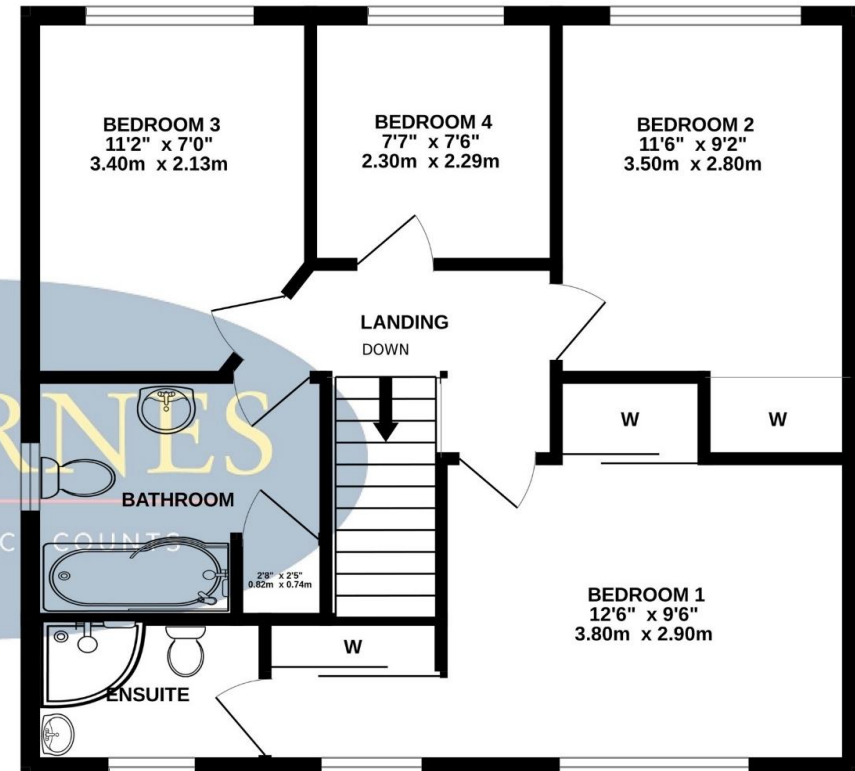




GROUND FLOOR



1ST FLOOR



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 Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **Front driveway** parking for two vehicles with a section of garden to the side and mature tree
- **Integral garage** with up and over door, power and light
- **The rear garden** is landscaped with easy maintenance in mind with a section of lawn and paved patio, raised timber decking with storage shed and further secluded decking all enclosed by attractive brick wall and timber fencing

The village centre of West Moors is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located less than 2 miles away.



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