

Pinehurst Road

West Moors, Dorset BH22 0AN



HEARNES

WHERE SERVICE COUNTS



“A 2,000 sq ft versatile family home with a secluded garden and tandem garage”

FREEHOLD PRICE £550,000

This generous sized and conveniently located three double bedroom, two shower room, one bathroom, detached family home has a 26ft conservatory overlooking a secluded rear garden with a detached tandem garage and driveway providing generous off-road parking.

This light spacious and versatile 2,000 sq ft family home sits centrally on a good sized and secluded plot, whilst conveniently located less than a mile from West Moors village centre and within easy access of both Ringwood and Ferndown.

A 2,000 sq ft three double bedroom detached family home occupying a good sized secluded plot

Ground Floor:

- Spacious 14ft x 13ft **entrance hall** with understairs cupboard
- A generous sized 16ft **lounge** with a living flame log effect electric fire with attractive surround and bay window overlooking the front garden. Double doors open through into Kitchen/breakfast/dining room
- 25ft open plan **kitchen/breakfast/dining room**
- **The kitchen/breakfast area** incorporates ample wood effect worktop which continues round to form a breakfast bar, good range of base and wall units, integrated double oven, hob and extractor, space for tall fridge and freezer, attractive tile splashbacks, door leading out into the conservatory
- **The dining** area has ample space for dining table and chairs, double glazed door leading out into the conservatory
- **26ft Conservatory** which has a radiator which enables this room to be used all year round, is fully double glazed and has French doors leading out into the garden
- **Utility cupboard** with space and plumbing for washing machine and a wall mounted gas fired Worcester boiler
- **Generous sized double bedroom**
- **En-suite shower room** finished in a stylish white suite incorporating a good-sized corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls
- **Additional double bedroom** with fitted wardrobes
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls

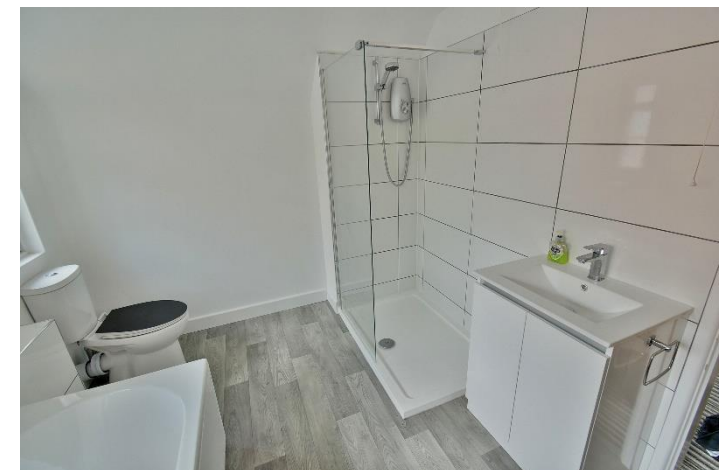
First Floor:

- Spacious **landing/study area**
- Impressive **16ft x 15ft double bedroom** which enjoys a dual aspect
- Spacious and refitted **family bathroom/shower room** incorporating a corner shower cubicle, panelled bath, WC, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: F

EPC RATING: E

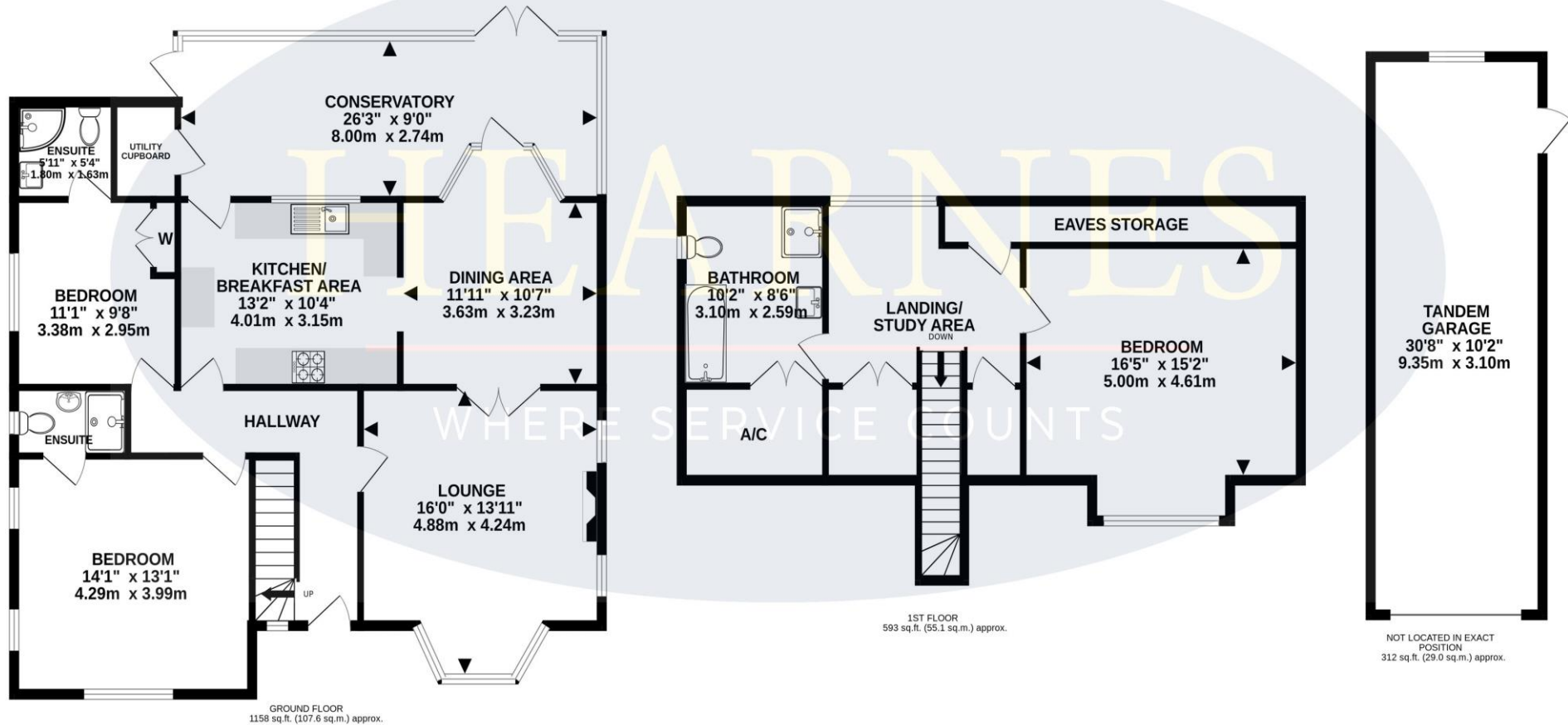




TOTAL FLOOR AREA : 2063 sq.ft. (191.7 sq.m.) approx.

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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Outside

- The **rear garden** is a superb feature of the property as it measures 50ft x 40ft, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominately laid to lawn.
- The garden itself has many attractive mature plants and shrubs. A side path opens onto a side gate. A front and side **gravel driveway** provides generous **off-road parking** for several vehicles. The side driveway in turn leads down into a **detached tandem garage**.
- **Detached tandem garage** measures 30ft in length, has light and power and a side personal door.

Further include double glazing and a gas fired heating system. West Moors offers a good selection of day to amenities. Ferndown town centre is located 1.5 miles away. Ferndown offers an excellent range of leisure, shopping and recreational facilities.



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