

# West Moors Road

Ferndown, Dorset BH22 9SB



**HEARNES**

WHERE SERVICE COUNTS



***“A spacious 1,700 sq ft versatile family home sitting centrally on a secluded plot measuring approx. 1/5<sup>th</sup> of an acre”***

**FREEHOLD PRICE GUIDE PRICE £525,000**

This extremely spacious and well presented four/five bedroom, one bathroom, one en-suite shower room detached chalet bungalow has a 21ft double glazed conservatory overlooking a 70ft secluded rear garden with a front driveway providing generous off road parking and a detached single garage.

This 1,700 sq ft light, spacious and versatile chalet bungalow occupies a good size secluded plot measuring approx. 1/5<sup>th</sup> of an acre, whilst conveniently located for both Ferndown and West Moors.

- **A four/five bedroom detached chalet bungalow with a secluded garden**

**Ground floor:**

- **20ft Spacious entrance hall** with utility cupboard with space and plumbing for washing machine, stairs rising to the first floor and double doors leading through into the lounge
- **16ft Dual aspect lounge.** An attractive focal point of the room is a limestone fireplace. Double glazed French doors lead out into a conservatory
- **21ft Conservatory** which has double glazed French doors leading out into the private rear garden
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, grill and hob with extractor canopy above, recess and plumbing for dishwasher, space for fridge/freezer, cupboard housing a wall mounted gas fired Worcester boiler, attractive tiled splashbacks, tiled floor. The kitchen enjoys a dual aspect with windows overlooking the front garden and double glazed door leading out onto a covered side passageway
- Good size separate **dining room** which enjoys a dual aspect, this could also be used as a bedroom
- **Study** which could also be used as a bedroom
- **Bedroom one** is a generous size double bedroom which benefits from an excellent range of fitted bedroom furniture to include wardrobes, dressing table and cupboard storage
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a large walk-in shower area, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Ground floor cloakroom** finished in a stylish white suite

**First floor:**

- **Good size landing**
- Good size **double bedroom** with walk-in wardrobe/storage cupboard
- Additional **double bedroom**
- **Spacious family bathroom** finished in a white suite incorporating a panelled bath with shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor, partly tiled walls
- **Further benefits include;** double glazing and a gas fired heating system with replacement boiler

**COUNCIL TAX BAND: E**

**EPC RATING: C**

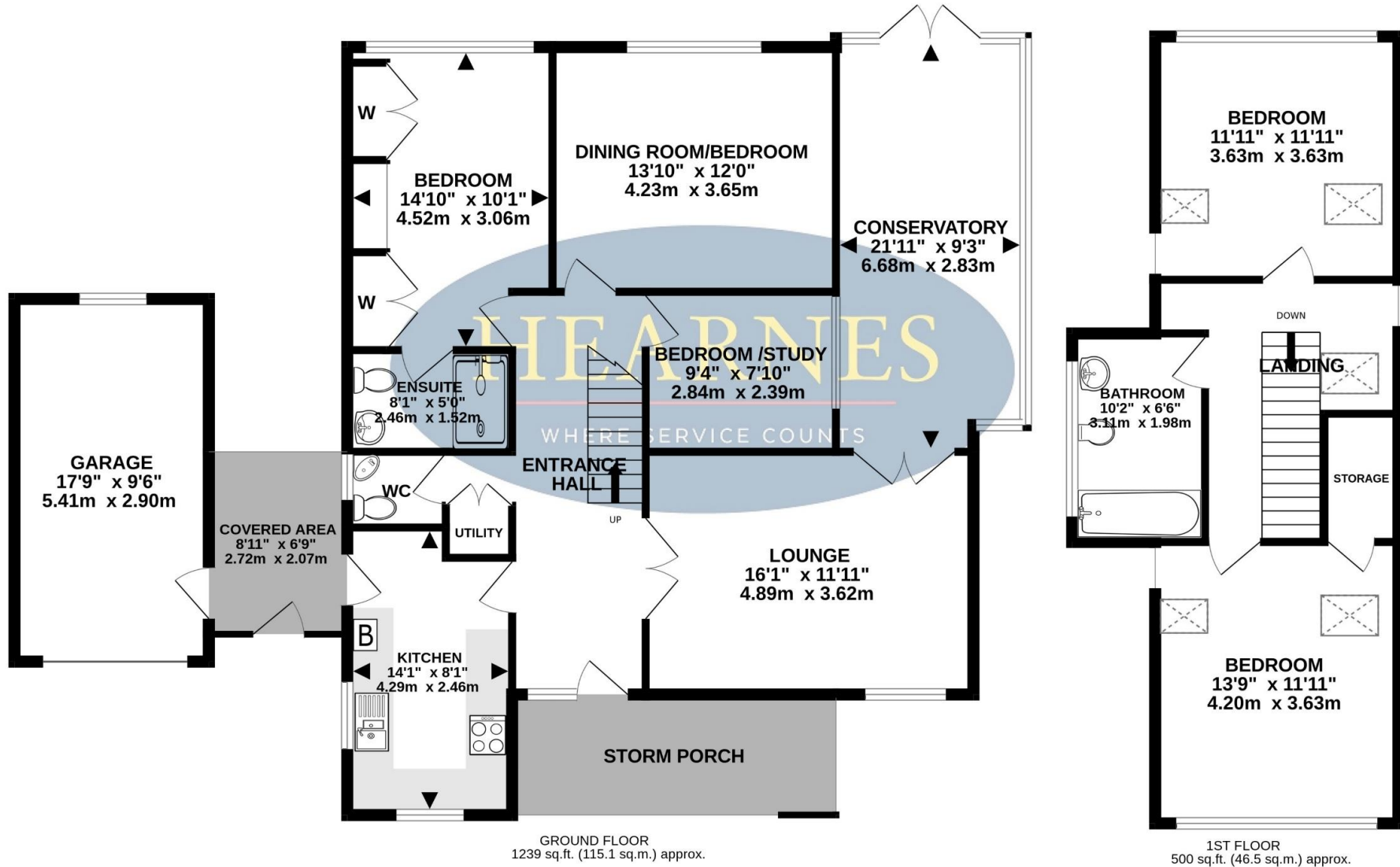




TOTAL FLOOR AREA : 1739 sq.ft. (161.6 sq.m.) approx.

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 Hearnnes 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 offers an excellent degree of seclusion, is fully enclosed and measures approximately 70ft x 60ft
- Adjoining the rear of the property there is a **large, paved patio** with well stocked raised flower beds. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. The garden itself is stocked with many attractive mature plants and shrubs
- In the far corner of the garden, there is a **useful timber storage shed**. Located down either side of the property there are further patio areas, side paths and gates. On one side there is a small greenhouse
- A **front gravelled driveway** provides generous off road parking
- **Detached single garage** with up and over door, light and power and a side personal door

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



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