



Milford Close
West Moors, Dorset, BH22 0HA

FREEHOLD

GUIDE PRICE £400,000

“Exceptional cul-de-sac location only yards from West Moors Plantation and a short distance to Oakhurst Community First School make this link-detached house ideal for families”

Excellent opportunity to acquire a link-detached house located at the heart of a small cul-de-sac requiring some modernisation with a private, southerly aspect garden.

The property is located approximately 300 metres from access in Elmhurst Road to the West Moors Plantation being less than ½ mile to the popular Oakhurst Community First School and approximately 1 mile to West Moors Village centre an convenient access to the A31 commuter routes to Ferndown and Ringwood.

The accommodation comprises three first floor bedrooms, bathroom, spacious living room, separate dining room and fitted kitchen. Other benefits include a separate utility room, cloakroom with WC, entrance porch and integral access to a larger than average 1½ length garage/workshop. the driveway provides parking for 2-3 vehicles and the rear garden has a delightful southerly private aspect.

Ground floor:

- **Entrance porch**
- **Cloakroom** with WC
- **Living room** with double glazed window to the front aspect, open plan staircase to the 1st floor accommodation
- **Dining room** with double glazed sliding patio doors giving access to the garden and door to the kitchen
- **Kitchen** fitted in a range of wall and floor mounted units and double glazed window overlooking the rear garden, integrated oven & inset hob, tiled flooring, tall cupboard housing gas boiler
- **Utility room** with washing machine & dishwasher

First floor:

- **Landing** with hatch to loft, walk in cupboard with hot water cylinder
- **Bedroom one** with double glazed window to the rear aspect and fitted mirror fronted wardrobes
- **Bedroom two** with double glazed window to the front aspect
- **Bedroom three** with double glazed window to the front aspect, wood laminate flooring
- **Family bathroom** fitted in a white suite comprising panelled bath with mixer taps and shower over, low level WC, pedestal wash hand basin, opaque double glazed window and heated towel rail

Outside:

- The property is located in an additional section of cul-de-sac providing turning space into the private driveway with parking for two vehicles leading to the integral garage/workshop
- **Integral garage/workshop** with up and over door and integral access to the house and door to the rear garden
- The southerly aspect **rear garden** is particularly private, designed for low maintenance with paved patio raised beds of mature shrubs and block paved section enclosed by timber fencing and brick walls

COUNCIL TAX BAND: D

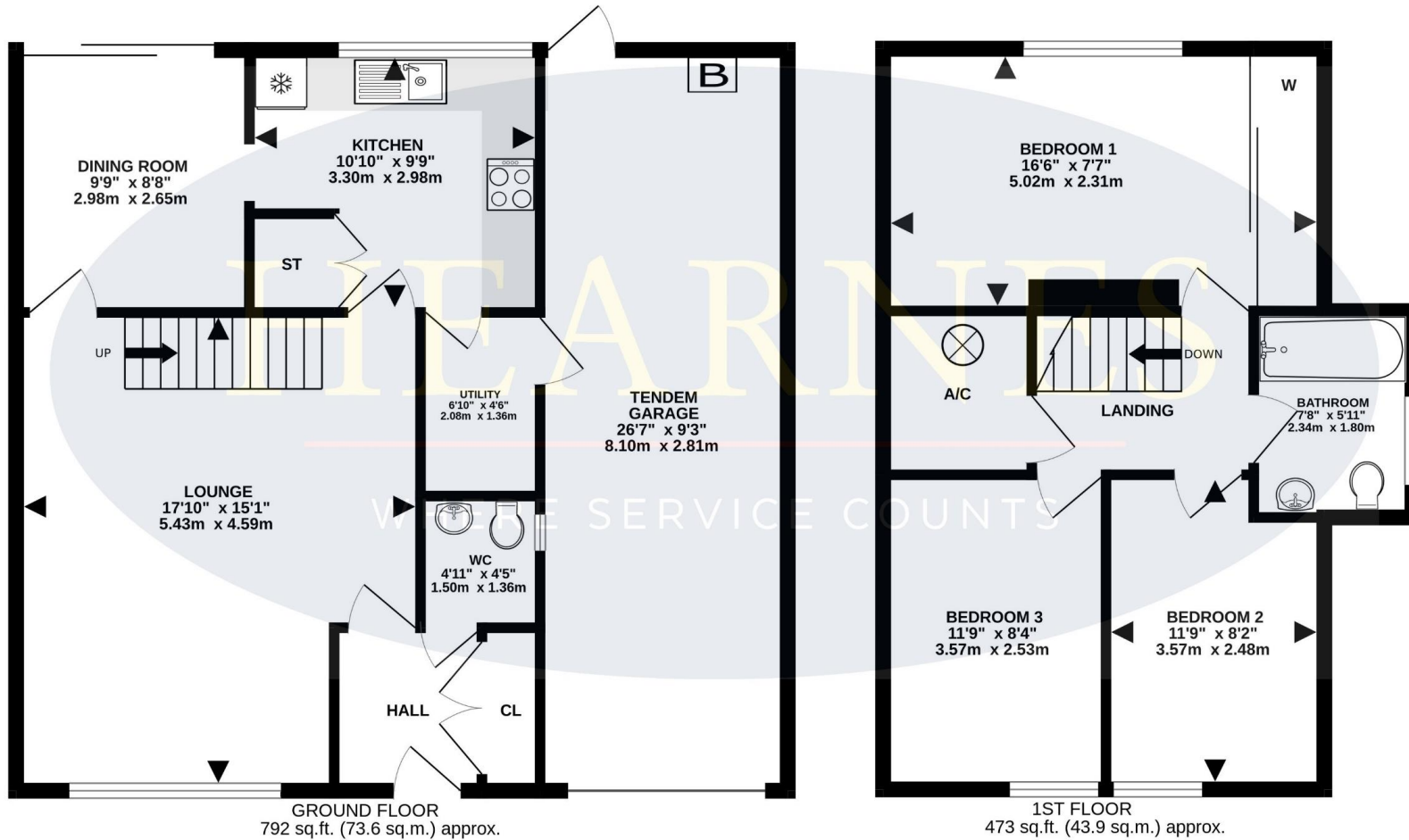
EPC RATING: D

AGENTS NOTE: 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.



TOTAL FLOOR AREA : 1265 sq.ft. (117.6 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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