



Woolslope Road,  
West Moors, Dorset, BH22 0PD



# FREEHOLD PRICE

## £385,000

*“An immaculately presented bungalow with a secluded south facing garden offered with no chain”*

This conveniently located and deceptively spacious two double bedroom detached bungalow has a secluded south facing rear garden, single garage and driveway providing generous off road parking.

This light and spacious bungalow is offered in immaculately condition and has undergone a number of improvements which include a re-fitted modern kitchen and shower room. The private south facing rear garden is also a superb feature.

- **A two double bedroom detached garden with a private south facing rear garden and no chain**
- Generous sized **entrance hall** with airing cupboard and loft hatch. Doors open through into the lounge/dining room
- 22' Dual aspect **lounge/dining room**. The lounge area has a feature fireplace whilst the dining area has ample space for dining table and chairs
- Re-fitted modern **kitchen/breakfast room** incorporating ample rolltop work surfaces with a good range of base and wall units, integrated gas hob with extractor canopy above, integrated oven, recess for fridge freezer, recess and plumbing for washing machine, serving hatch through to the dining area, space for breakfast table and chairs, attractive tiled splashbacks, cupboard housing a wall mounted gas fired boiler, double glazed window to the side aspect and double glazed door leading out to the side path
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted wardrobe
- **Bedroom two** is also a double bedroom, again benefitting from a fitted wardrobe
- **Shower room** finished in a stylish white suite incorporating a good sized shower cubicle, wash hand basin with vanity storage beneath, fully tiled walls
- **Separate cloakroom** finished in a white suite with WC and wash hand basin
- The **rear garden** measures approximately 35' in length x 30' in width, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a paved patio area with a side gate opening onto the side driveway. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flowerbeds. In the far corner of the garden there is a useful timber storage shed
- A **front and side driveway** provides generous off road parking. The side driveway in turn leads down to a single garage
- Single **garage** has a metal up and over door
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a small selection of amenities in West Moors located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.

**COUNCIL TAX BAND: D**

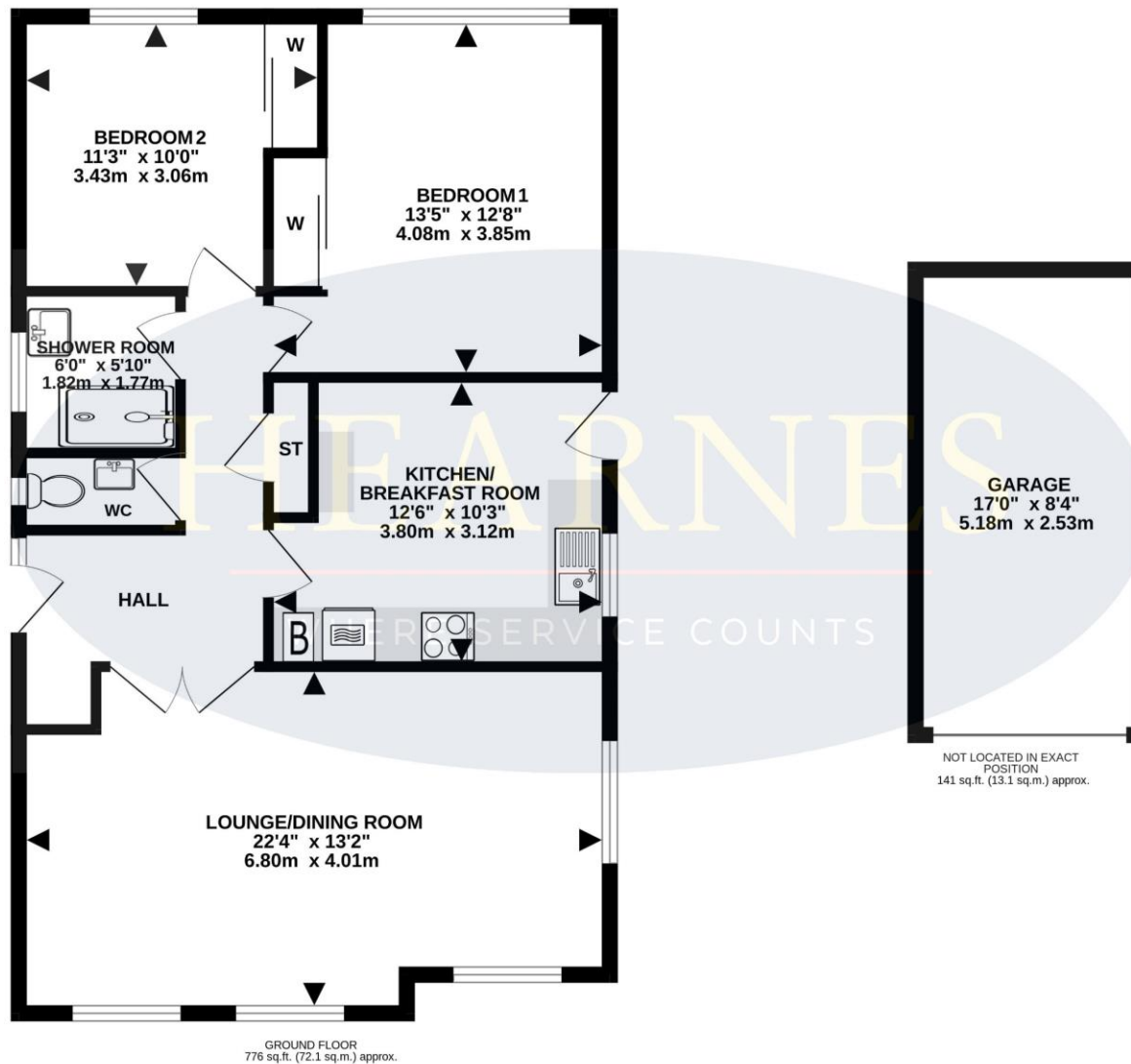
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 917 sq.ft. (85.2 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.  
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