

Pinehurst Road

West Moors, Dorset, BH22 0AL



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and character family home with a two bedroom self contained annexe on a private plot measuring 0.29 of an acre”

FREEHOLD GUIDE PRICE £800,000

This extremely versatile and extended four double bedroom, two reception room detached character family home has a two bedroom self contained annexe, an 80' secluded rear garden, integral garage and generous off road parking for several vehicles.

An extremely spacious family home offering light, spacious and versatile accommodation which is currently arranged having a two bedroom self contained annexe. The property enjoys a good size secluded plot measuring 0.29 of an acre whilst situated in a sought after location within the village of West Moors.

- **Four double bedroom detached character family home with a two bedroom self contained annexe on a secluded plot measuring 0.29 of an acre**
- Good size **entrance hall** with oak flooring
- 20' Triple aspect **lounge** with oak flooring, double glazed sliding patio doors leading out into the rear garden patio and an attractive focal point of the room is an exposed brick feature fireplace with wood burning stove
- 19' Dual aspect **dining room** with oak flooring and double glazed sliding patio doors leading out into the rear garden patio
- **Kitchen/breakfast room** incorporating ample rolltop work surfaces with a good range of oak base and wall units with underlighting, integrated Stoves five ring gas hob and extractor canopy above, integrated Neff double oven, fridge and dishwasher, low level breakfast bar, attractive tiled splashbacks and a double glazed window overlooking the rear garden
- Good size **utility room** with recess and plumbing for washing machine, rolltop work surface, space for fridge freezer, tiled floor, door leading through into the integral former garage which is now a useful storage area/workshop and further door into the cloakroom
- **Cloakroom** finished in a modern white suite incorporating a WC and wall mounted wash hand basin

Annexe

- 21' x 15' **Entrance hall** with its own private entrance
- **Lounge/dining room** with double glazed sliding patio doors offering a pleasant outlook over the front garden. An attractive focal point of the room is an open fireplace with wooden surround
- **Kitchen** incorporating rolltop work surfaces, good range of base and wall units, integrated oven, hob and extractor, integrated fridge and freezer, recess and plumbing for dishwasher, attractive tiled splashbacks, double glazed window to the side aspect
- **Two double bedrooms**
- Generous **shower room/utility room** with large corner shower cubicle, WC, pedestal wash hand basin, recess and plumbing for washing machine with work surface above

First Floor

- Spacious **first floor landing**
- **Bedroom one** is a generous size double bedroom with corner shower cubicle, pedestal wash hand basin, double glazed window to the front aspect
- **Bedroom two** is a generous size double bedroom with stripped wooden floorboards, double glazed window to the side aspect
- **Bedroom three** is a double bedroom with a wall mounted wash hand basin with vanity storage beneath, double glazed window to the side aspect
- **Bedroom four** is also a double bedroom with a double glazed window overlooking the rear garden
- **Office** with a fitted desk and double glazed window to the front aspect
- **Family bathroom** finished in a modern white suite incorporating a shower bath with shower over and glass shower screen, WC, pedestal wash hand basin and partly tiled walls
- Separate **cloakroom** incorporating WC and wall mounted wash hand basin

COUNCIL TAX BAND: E Annexe A EPC RATING: House D Annexe D

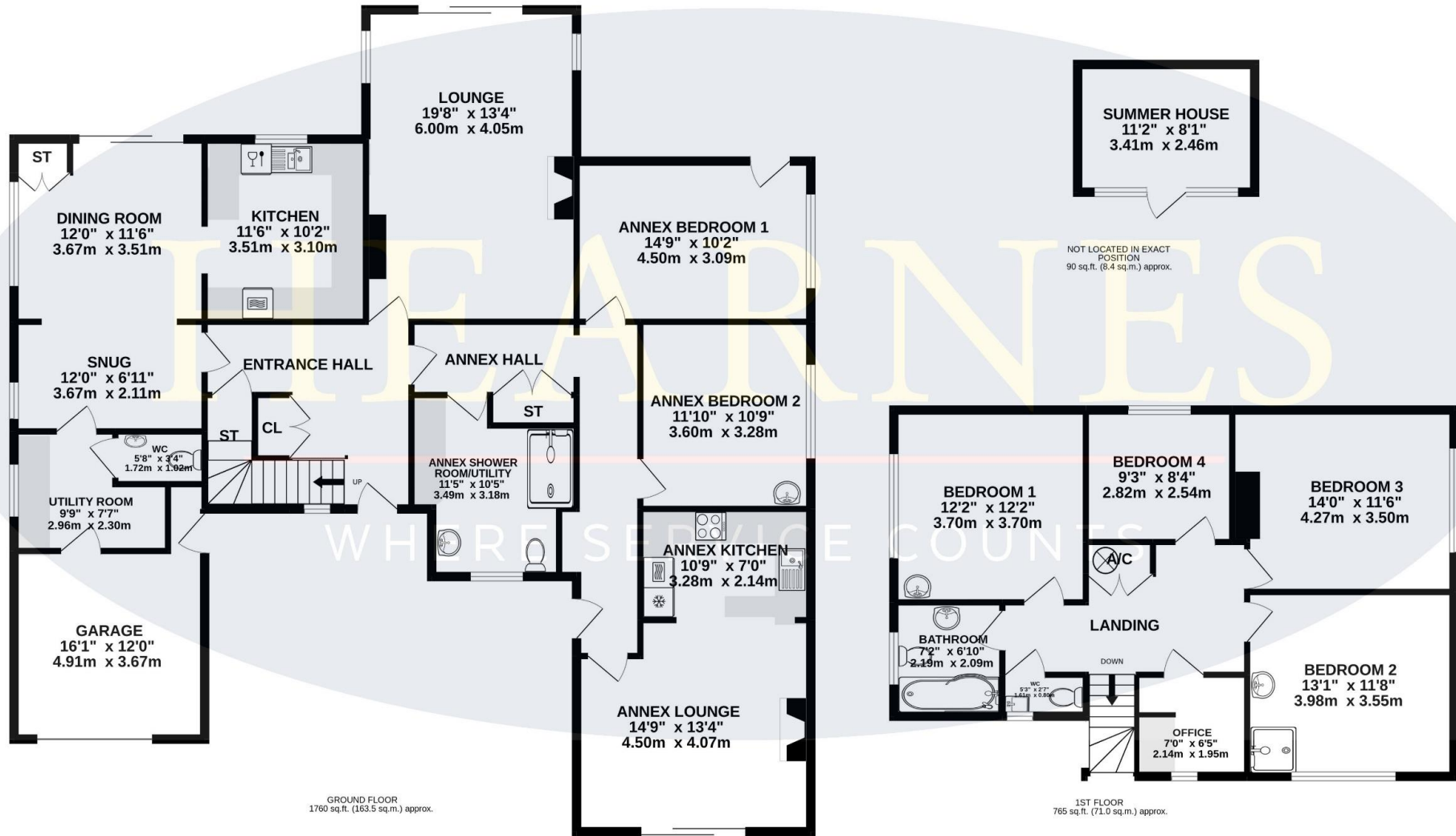




TOTAL FLOOR AREA : 2614 sq.ft. (242.9 sq.m.) approx.

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.

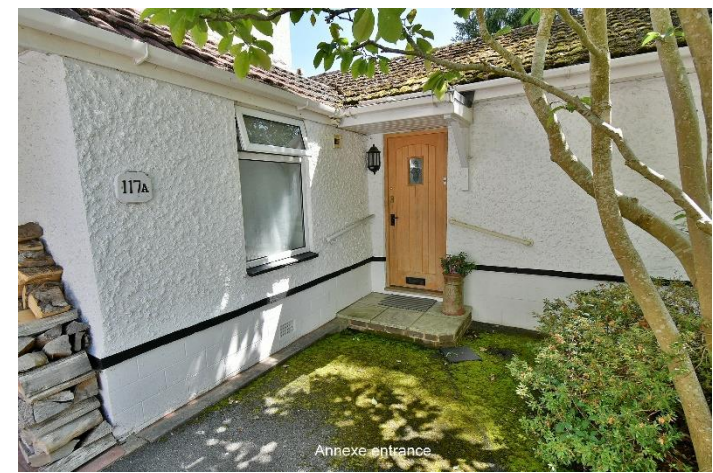
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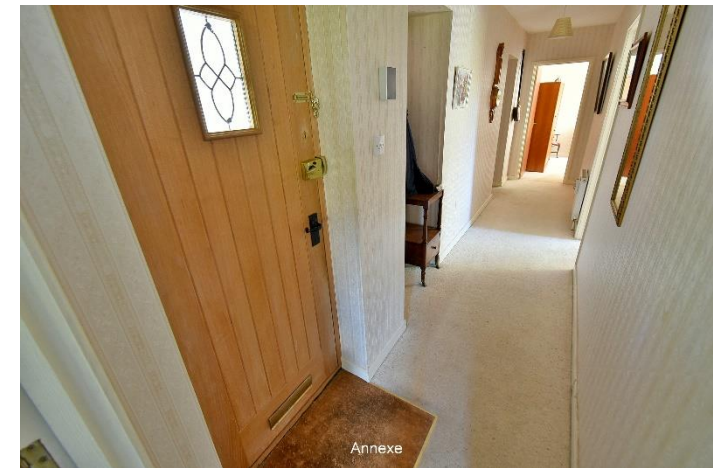
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



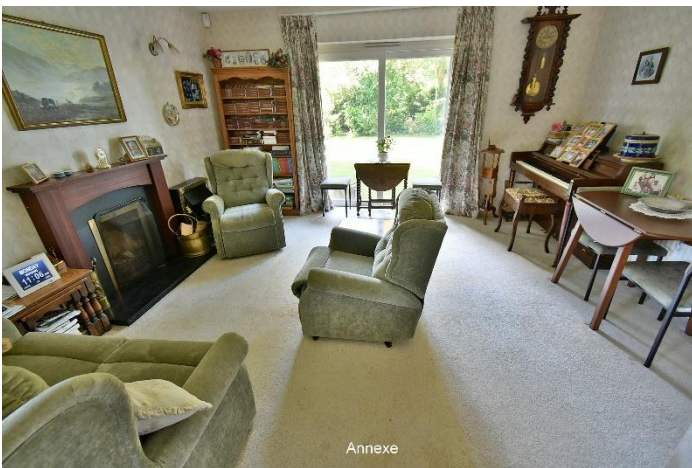
Annexe



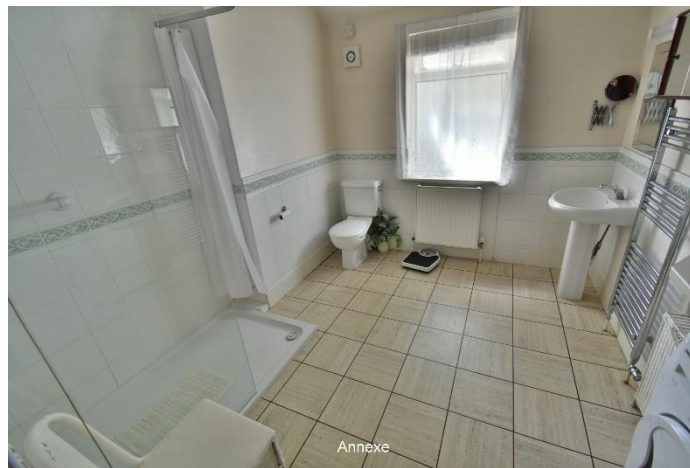
Annexe entrance



Annexe



Annexe



Annexe



Annexe



Outside

- The **rear garden** is a superb feature of the property as it measures approximately 80' x 75'
- Adjoining the rear of the property there is a paved patio area. The remainder of the garden is predominantly laid to lawn. Within the garden there is a useful timber storage shed, a garden room with double glazed window and door, a vegetable plot and chicken run
- Steps lead up onto a further area of lawn which is currently being used a childrens play area
- A side gate opens onto the **side garden** and continues round to the front garden
- A front **driveway** provides generous off road parking
- There is a good size area of front lawn
- **Former garage** now used as a useful storage space/workshop which has a metal up and over door, window, light and power and an internal door leading through into the utility room
- **Further benefits** include double glazing and a gas fired heating system

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



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