

West Moors Road

West Moors, BH22 9SB



HEARNES

WHERE SERVICE COUNTS



“Superbly presented detached chalet bungalow with unique features, versatile living space and detached garden room with en suite ”

FREEHOLD PRICE £600,000

This deceptively spacious chalet style family home provides flexible accommodation over two floors and has been modernised to include stylish contemporary features and open plan spaces.

The accommodation comprises three bedrooms, the main first floor bedroom having a private staircase, bespoke doorway to a walk-in wardrobe which in turn leads to a modern en suite bathroom and access to the remaining attic space. There is a ground floor bedroom with fitted wardrobes and a further bedroom/study that would require a stud wall to make it self contained adding a hallway through. The reception space comprises a spacious living room open plan to the separate dining area which flows through to the impressive extended conservatory/day room with a skylight insulated roof and French doors to the garden. The kitchen is also open plan with bespoke units and solid wood surfaces. Other benefits include gas central heating, double glazing, modern ground floor shower room, cloakroom and integral access to the garage with plumbing and utility space. There is also a substantial multi use garden room with a separate boiler, stylish modern en suite shower room and underfloor heating. This room would make an ideal home office/studio or hobbies room.

- Attractive covered **entrance porch** with white tiles and double glazed secure front door and windows to both sides leading to the entrance hall
- **Entrance hall** with wood effect lino flooring throughout, door to cloaks cupboard with storage above and decorative beams
- **Cloakroom** with offset wash hand basin and WC, double glazed window to the rear aspect
- **Living room** with two double glazed windows to the front aspect, engineered oak flooring continuing into the dining area, wall light points
- **Dining area** which is open plan from the living room continuing into the conservatory providing excellent light, double glazed window to the side aspect
- Triple aspect **conservatory** with double glazed windows to both sides and to the rear, double glazed French doors to the side and rear giving access to the garden and the extended covered veranda. The conservatory is an exceptional addition to the property with unique features to include wood panelling and bespoke solid wood surrounding plinths, tiled flooring throughout continuing into the kitchen, superb central roof light
- Open plan **kitchen** to the conservatory which has been thoughtfully designed and comprises range of base and wall mounted gloss fronted units with soft close drawers, integrated and raised Bosch oven and grill with cupboards above and below, underlighting, tiled splashbacks, integrated Bosch 5 ring gas hob with extractor above and further integrated microwave. The solid oak individually designed worktop extends to form a breakfast bar with an inset sink unit and mixer tap. This room works exceptionally well as a family entertaining area
- **Ground floor bedroom** one with a double glazed windows to the front aspect, comprehensive range of fitted wardrobes and bedroom furniture around the bed recess with cupboards above, decorative beams
- **Bedroom three/reception two** provides access to an inner hallway with stairs leading to the first floor so would be used as an occasional bedroom but more suited to a study, double glazed window overlooking the rear aspect, decorative beams, door to the inner hallway
- **Inner hallway** has a door leading to the garage, stairs rising to the first floor, double glazed window to the rear aspect, bespoke glazed staircase partition which is open plan to a further second bedroom
- **Second bedroom** with four velux windows to both the front and rear aspects, decorative beams and bespoke panelling, further steps up through a contemporary feature doorway to an additional reception space/fourth bedroom which is still open plan with a further door leading to the first floor bathrooms
- Unique and contemporary first floor **bathroom** with fully backed acrylic walls comprising a modern dual ended bath with central mixer taps, tiled surround and acrylic panelling, vanity style unit with an integrated WC and contemporary monobloc sink unit with mixer tap, double glazed Velux window to the rear aspect, further doorway to the remaining loft space
- Area of remaining **loft space** that could be converted to further bedrooms (stpp) currently housing the Worcester combination gas boiler

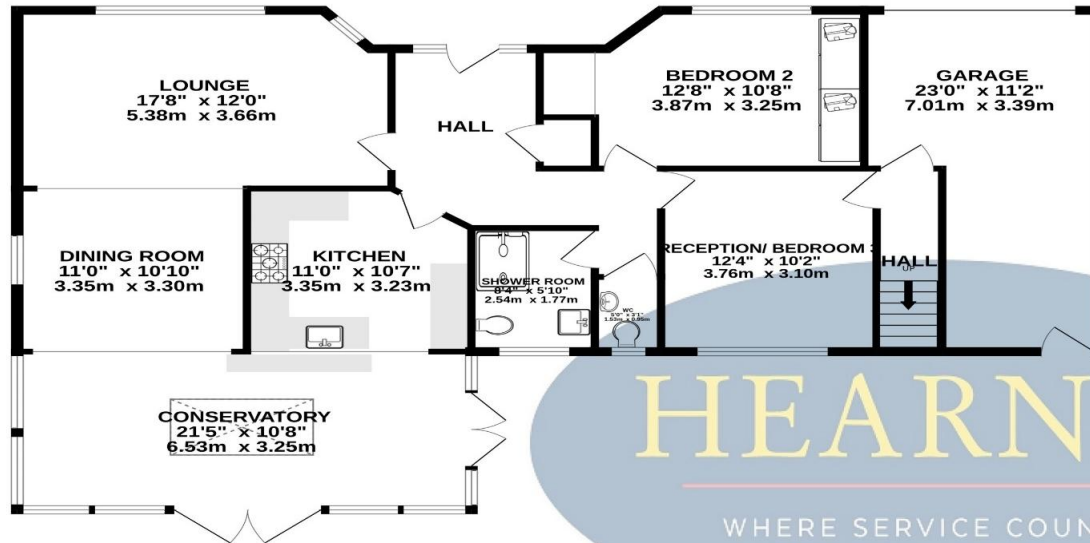
COUNCIL TAX BAND: E

EPC RATING: C

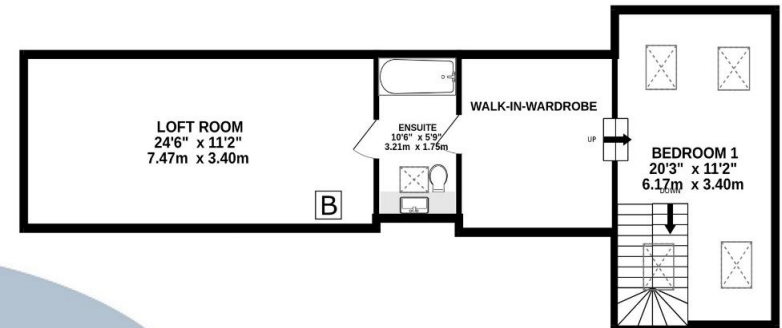




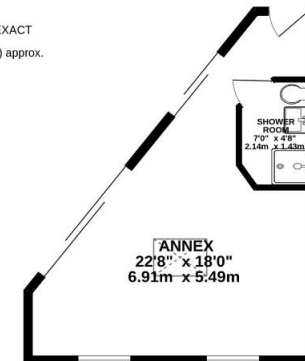
GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 2329 sq.ft. (216.3 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** measures 70' x 63' provides a secluded outlook and is laid mainly to lawn with raised borders enclosed by timber fencing with partial concrete posts, fish pond and gravel pathway
- Multi purpose detached **garden room** with natural wood panelling, skylight, double glazed windows, double glazed sliding patio doors, superb en suite bespoke shower room and separate boiler to the underfloor heating. Ideal for use as an office/studio/hobbies room
- A convenient in and out carriage **driveway** provides parking for several vehicles with access to both sides of the property
- **Garage** with automated roller door, utility space and double glazed door to the rear garden



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