

# Highfield Road

West Moors, Dorset BH22 0LZ



**HEARNES**

WHERE SERVICE COUNTS



# *“A superbly positioned 2,000 sq ft family home occupying a 0.27 of an acre plot in a premier road within the village of West Moors”*

**FREEHOLD GUIDE PRICE £700,000**

This well maintained and superbly positioned four double bedroom, one bathroom, two shower room, two reception room detached family home has a double glazed conservatory overlooking a 115ft private west facing garden with a single garage, car port and in and out driveway, situated on a good sized corner plot measuring in excess of ¼ of an acre.

The current owner has been in residence for circa 39 years, over which time the property has been extremely well maintained.

This 2,000 sq ft family home offers an enormous amount of potential to be enlarged and enhanced as required and is tucked away in a peaceful semi rural location whilst enjoying arguably one of West Moors most sought after locations. The property now comes to the market offered with immediate vacant possession.

- **Four double bedroom detached family home occupying a private plot measuring 0.27 of an acre plot**
- 17' x 10' **Entrance hall**
- 23' x 13' L shaped **lounge** enjoying a view over the rear garden and has a double glazed sliding patio door leading out into the conservatory
- **Conservatory** has a brick base, is double glazed, enjoys glorious views over the private west facing rear garden and has double glazed French doors leading out onto the patio area
- 19' Dual aspect **kitchen/breakfast room**
- The **kitchen area** incorporates ample rolltop work surfaces, good range of base and wall units, integrated oven, grill, hob and extractor, recess for fridge, recess for fridge freezer, recess plus plumbing for dishwasher and washing machine, cupboard housing a wall mounted gas fired boiler, space for breakfast table and chairs and double glazed door leading out into the side garden
- 19' Dual aspect separate **dining room/second lounge** with exposed stone open fireplace creating an attractive focal point of the room
- Ground floor **shower room** incorporating a separate shower cubicle, pedestal wash hand basin, fully tiled walls and flooring
- Ground floor **cloakroom** with WC

## **First Floor**

- 17' Split level **master bedroom** with fitted wardrobes and drawer storage
- Good sized **en-suite shower room** incorporating a separate shower cubicle, WC, pedestal wash hand basin
- 16' Dual aspect **bedroom two**, access into the eaves for useful storage and wash hand basin with vanity storage beneath
- **Bedroom three** is a good sized double bedroom with fitted wardrobe currently being used as a study
- **Bedroom four** is a good sized double bedroom with a fitted double wardrobe and storage cupboard
- **Family bathroom** incorporating a panelled bath with shower over, WC, pedestal wash hand basin, partly tiled walls

**COUNCIL TAX BAND: F**

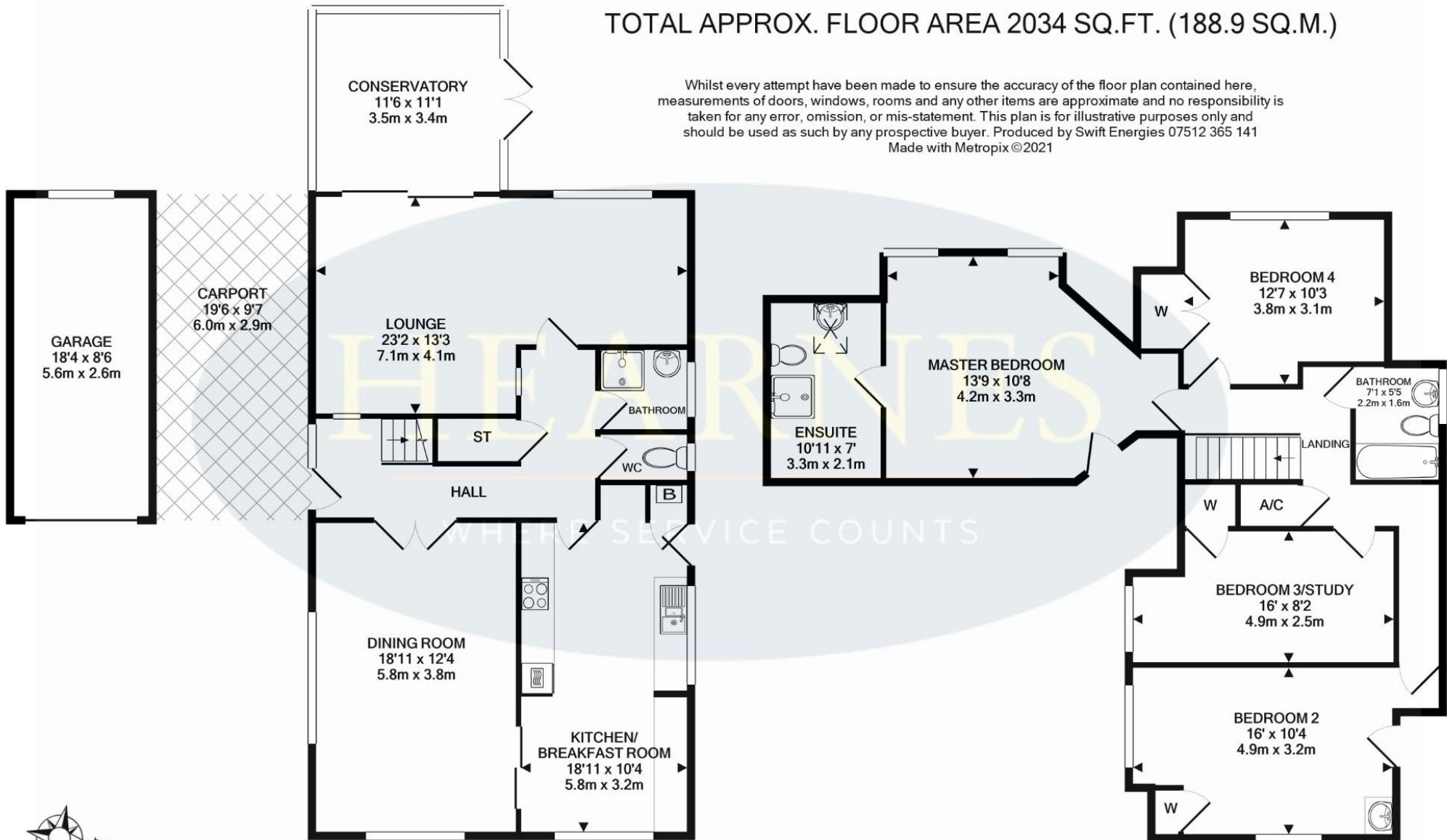
**EPC RATING: D**





# TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (188.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 1166 SQ.FT.  
(108.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 868 SQ.FT.  
(80.6 SQ.M.)







## Outside

- The **rear garden** is without doubt a superb feature of the property as it faces a westerly aspect, measures approximately 115' x 60' and is beautifully kept. Adjoining the rear of the property there is a paved patio which continues down one side of the property to a side gate. There is a large area of well kept lawn which is bordered by well stocked flower beds. At the far end of the garden stone paths meander through a well stocked area of ornamental garden with many attractive plants and shrubs, paths continue down to a vegetable plot and timber storage shed. The garden must be seen to be fully appreciated.
- A front in and out **driveway** provides generous off road parking, the driveway in turn leads up to a single garage and car port
- Single **garage** has light and power, remote control roll up and over door
- **Further benefits** include double glazing, gas fired heating system, security alarm and the property is also offered with no onward chain

West Moors offers a good selection of day to day amenities. The village centre is located approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away.



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