

Moorlands Road, West Moors, Dorset BH22 0JN



HEARNES

WHERE SERVICE COUNTS



“A 1,300 sq ft character cottage with a secluded west facing garden, single garage and workshop”

FREEHOLD GUIDE PRICE £550,000

This charming and character three bedroom, one bathroom, one shower room semi-detached cottage has a 60ft westerly facing and private rear garden with a single garage and workshop.

Hectors Cottage over the years has managed to retain its charm and character with plate racks, latch and lever internal doors, a wood burning stove and exposed beams whilst also being sympathetically modernised with a country cottage style modern kitchen and refitted bathrooms.

The property is discretely positioned in the heart of West Moors and is conveniently located approximately 400 metres from the village centre.

- **A three bedroom semi-detached character cottage with a private west facing garden and single garage**

Ground floor:

- **Entrance hall**
- **Cloakroom** finished in a modern white suite
- **Utility room** with sink unit, recess and plumbing for washing machine, tiled floor
- 28ft Open plan **lounge/dining room** with wooden panelled oak flooring and a feature fireplace with wood burning stove with cupboards fitted to a recess either side
- **Sitting room** which is open plan with the lounge/dining room and has wooden panelled oak flooring and double glazed French doors leading out into the rear garden
- Country cottage style **kitchen/breakfast room** incorporating ample wood block worksurfaces with matching upstands, inset Belfast sink, attractive tiled splashbacks, good range of base and wall units, recess for range cooker with extractor canopy above, integrated fridge and freezer, integrated dishwasher, ample space for breakfast table and chairs and atrium style ceiling skylight flooding the kitchen/breakfast room with lots of natural light, a porthole feature window and double glazed French doors leading out into the rear garden

First floor:

- **Bedroom one** is a good size double bedroom with dressing area and fitted wardrobes
- **En-suite bathroom** finished in a heritage style white suite incorporating a roll top bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor
- **Two further double bedrooms** both benefitting from fitted wardrobes
- **Jack & Jill shower room** finished in a modern white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: F

EPC RATING: C

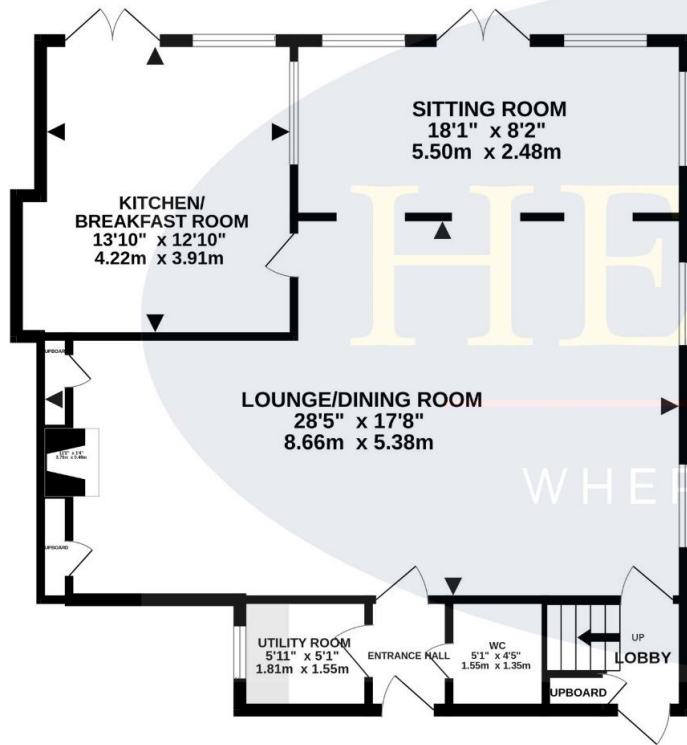




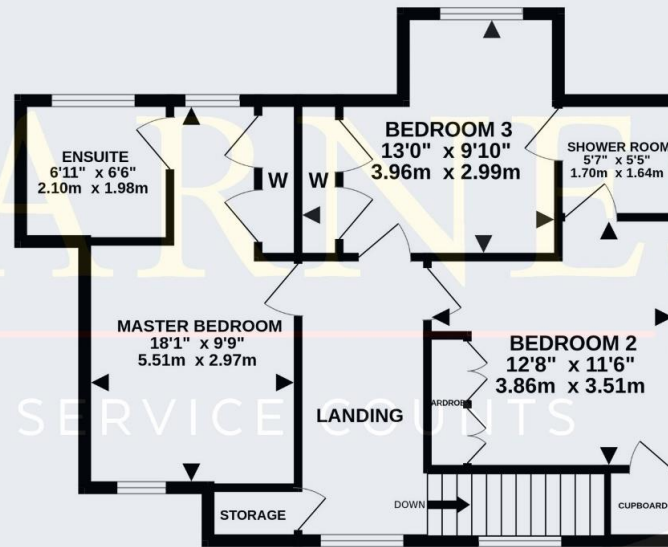
TOTAL FLOOR AREA : 1853 sq.ft. (172.2 sq.m.) approx.

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.

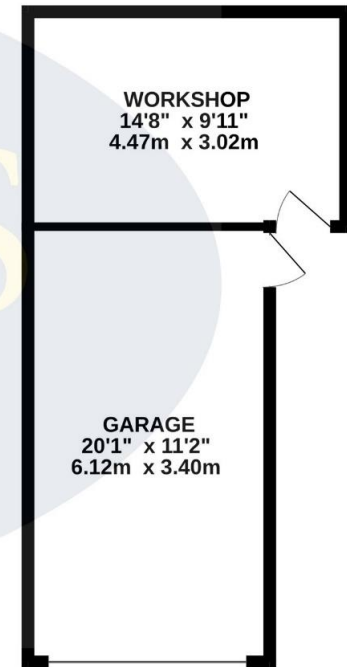
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GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.9 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
369 sq.ft. (34.3 sq.m.) approx.





Outside

- The **rear garden** measures approximately 60ft in length, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a large **paved patio** and a **raised decked seating area**. A side path leads round to a side gate. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a **summerhouse**. The garden itself is fully enclosed by mature shrubs and fencing
- A **front driveway** provides generous off road parking
- The property is also conveyed with a **single garage** which has a remote control up and over door, light and power and an adjoining workshop which also has light and power
- **Further benefits include;** double glazing and a gas fired heating system

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



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