

Pinehurst Road

West Moors, Dorset BH22 0AS



HEARNES

WHERE SERVICE COUNTS



“A simply stunning 2,650 sq ft detached family home occupying a southerly facing secluded plot measuring 0.35 of an acre”

FREEHOLD PRICE £1,200,000

This substantially enlarged and beautifully finished five bedroom, two bathroom detached family home has a 42ft stunning open plan kitchen/breakfast/dining/family room with bi-fold doors opening out into a 145ft x 90ft L-shaped secluded southerly facing garden with a gated front entrance onto a driveway providing generous parking for several vehicles and a single garage.

The current owners have managed to create a fantastic family home of 2,650 sq ft which has been finished to an extremely high standard. The secluded plot is a particular feature. The garden has been recently landscaped with a large porcelain paved patio providing a fantastic entertainment space, along with play area and large area of well kept lawn. The heart of this fantastic family home is a 42ft x 25ft kitchen/breakfast/dining family room which has two sets of double glazed bi-fold doors opening to enjoy uninterrupted views of the garden and has underfloor heating throughout.

- **A 2,650 sq ft five double bedroom extended detached family home on a southerly facing secluded plot measuring 0.35 of an acre**

Ground Floor:

- **Entrance hall** with oak flooring
- **Lounge** with bay window overlooking the front garden
- **42ft x 25ft Open plan kitchen/breakfast/dining family room** which undoubtedly has the ‘wow’ factor and is a fantastic family and entertaining space with underfloor heating, with porcelain tiled flooring throughout
- The **kitchen/breakfast** area has been beautifully finished with extensive granite worktops and a central island unit also finished with granite with a solid wooden breakfast bar. There is an excellent range of high quality integrated appliances to include twin ovens, combi oven with drawer beneath, Elica induction hob with down draft extractor above, full height fridge and separate freezer, integrated washing machine and dishwasher, dining area, additional fitted storage, ample space for eight seated table and chairs, electronically operated Velux window with remote control blinds and bi-fold doors opening out into the rear garden
- **Family area** also has bi-fold doors, electrically operated Velux window and is open plan with a play area
- **The studio/play room** has an excellent selection of fitted storage units and a box bay window to the front aspect
- **Utility room** spacious utility room with sink unit, recess and plumbing for washing machine, door leading out onto a side path, internal door leading into a single garage
- **Ground floor cloakroom** is finished in a stylish white suite

First floor:

- **Spacious first floor landing**
- Impressive **22ft x 11ft master bedroom**
- **Dressing area** with hanging rails and drawer storage
- Spacious **en-suite wet room/bathroom** luxuriously appointed to incorporate a walk-in shower area with seating area, chrome raindrop showerhead, separate shower attachment, freestanding oversized contemporary bath, oversized wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a generous sized double bedroom, benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedrooms three and four** are generous sized double bedrooms
- **Bedroom five** is currently used as an office
- Luxuriously appointed **family wet room/bathroom** incorporating a walk-in shower area with chrome shower head and separate shower attachment, panelled bath with mixer taps and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring

COUNCIL TAX BAND: E

EPC RATING: C

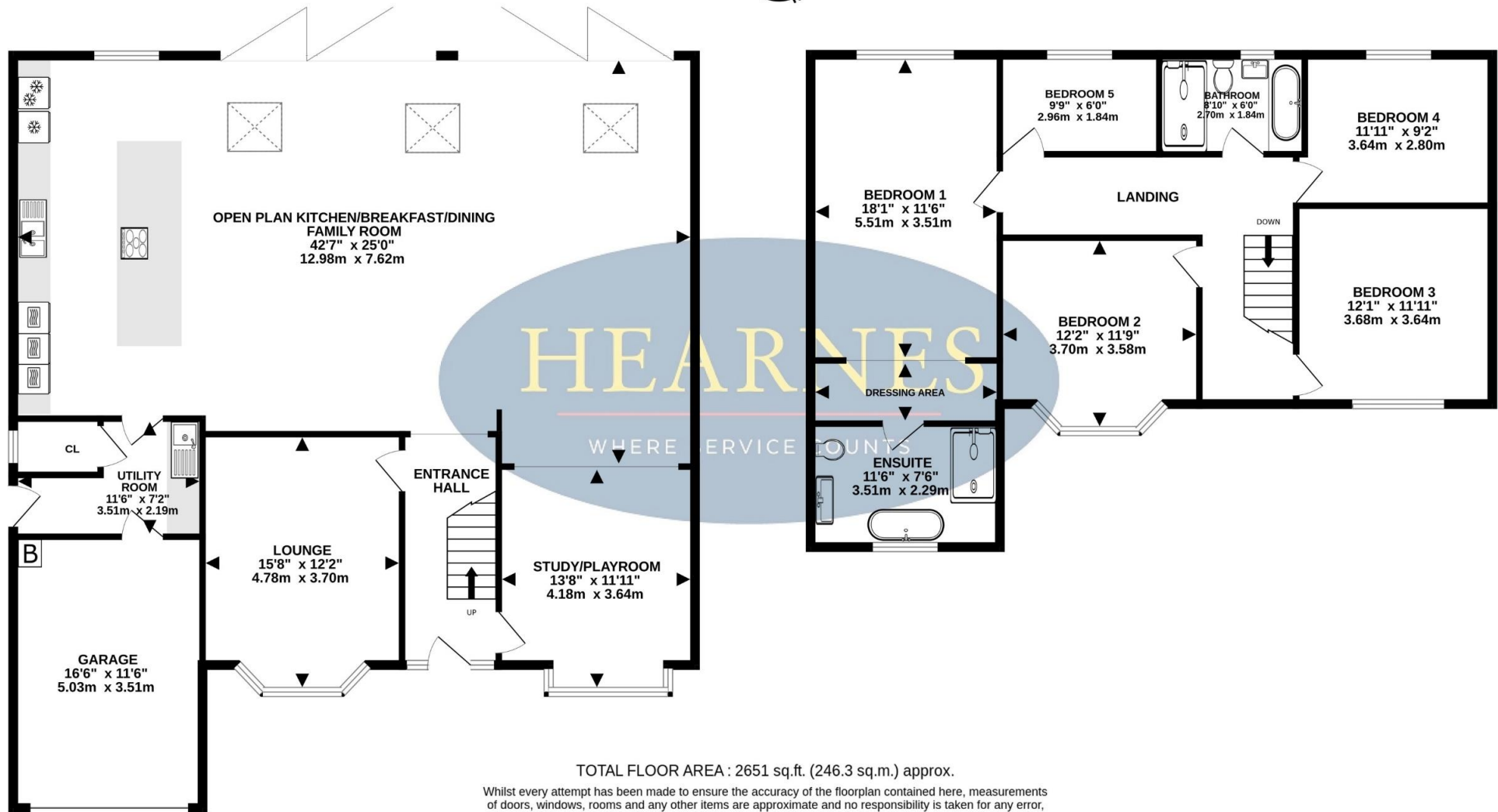




GROUND FLOOR
1660 sq.ft. (154.2 sq.m.) approx.



1ST FLOOR
992 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 2651 sq.ft. (246.3 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** is without doubt a superb feature of the property and offers an excellent degree of seclusion, faces a southerly aspect and has a maximum overall measurement of 145ft x 90ft
- Adjacent to the rear of the property there is a recently laid **porcelain paved patio**. Adjoining the patio there is a **woodchip play area**, an expanse of well kept lawn which continues down to the far end of the garden where there has been a further **play area created with rope swings, twine ropes, zip wire and further woodchip area providing an ideal space for a large trampoline**. The garden itself must be seen to be fully appreciated and is fully enclosed by mature shrubs and fencing.
- **Electronically operated front gates** open on to a **front driveway** to provide generous off-road parking for several vehicles and in turn leads up to an **integral single garage**
- **Integral single garage** has light and power and a remote control up and over door and an internal door leading into the property
- **Further benefits include;** double glazing, a gas fired heating system with underfloor heating covering the majority of the ground floor accommodation

The centre of West Moors is located approximately half a mile away and offers an excellent range of amenities. Ferndown offers a comprehensive range of shopping, leisure and recreational facilities. The town centre is located approximately 1.5 miles away. The market towns of Ringwood and Wimborne are located approximately 4 miles away and 5 miles away respectively.



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