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Uplands Road
West Moors Dorset, BH22 0BU

FREEHOLD PRICE

£440,000

“A well proportioned detached bungalow with additional converted loft/hobbies room and landscaped private garden”

This well presented two bedroom, one reception room, one shower room detached bungalow has a wonderful landscaped open aspect rear garden, driveway with parking for several vehicles and single garage.

Set in a quiet cul-de-sac location only 400 yards from West Moors Plantation within convenient access of West Moors village, shops and amenities, regular bus serviced and the A31 commuter routes.

- **Well presented two bedroom detached bungalow with a landscaped rear garden and single garage**
- **Entrance porch**
- **22ft Sitting/dining room** with double glazed doors giving access to the conservatory
- **Conservatory** has a pleasant triple aspect with sliding patio doors overlooking the rear garden
- Modern fitted **kitchen** comprising a range of base and wall units with worktops, space and plumbing for appliances, integrated oven and inset gas hob with extractor over
- **Bedroom one** with double glazed window to the front aspect, fitted wardrobes
- **Bedroom two** with double glazed window to the rear aspect
- **Family shower room** with shower cubicle, WC, wash hand basin with vanity storage, tiled walls and double glazed window
- **Loft storage/hobbies room**. Accessed to staircase through the garage with extremely flexible space for multiple uses
- **Front driveway** with parking for several vehicles including space for a motorhome/boat. There is an area of level lawn and a gate to the side
- **Integral single garage** with up and over door, internal power and lighting and staircase to the loft
- **The rear garden** is a particular feature as it faces due south with an exceptionally private outlook, large paved patio, level lawn and raised decking on both sides providing seating and entertaining areas amongst shrub and flower borders. There is also a timber garden room with light and power currently used as a home office

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

COUNCIL TAX BAND: D

EPC RATING: D

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

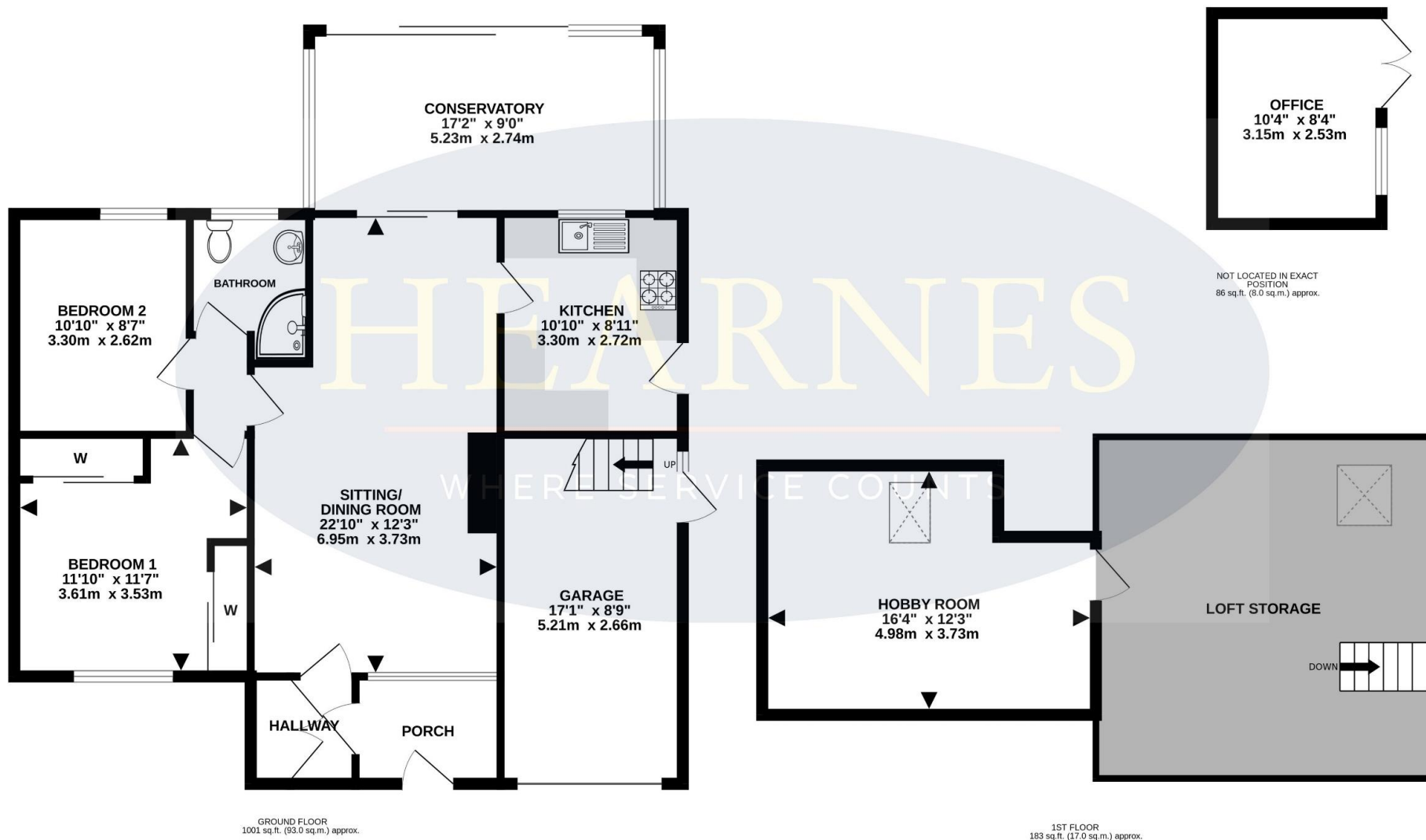




TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

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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