



**HEARNES**

WHERE SERVICE COUNTS

**Monks Close, West Moors  
Dorset, BH22 0HE**



# FREEHOLD PRICE

## £439,950

***“A modernised family home with a west facing garden, enjoying a pleasant cul-de-sac location”***

This immaculately presented and improved four bedroom, one shower room, one bathroom detached family home has a double glazed conservatory overlooking a west facing landscaped rear garden, a single garage and driveway.

The property has undergone a number of recent improvements and is offered in immaculate condition. Monks Close is a pleasant and small cul-de-sac located on the edge of West Moors, also enjoying easy access to both Ringwood, Wimborne and Ferndown.

### • **Four bedroom detached family home with a west facing rear garden**

#### Ground Floor:

- **Entrance hall**
- 25ft Generous size **lounge/dining room** with a box bay window to the front aspect
- **Refitted modern kitchen** incorporating ample slimline worktops with matching splashbacks, a good range of high gloss anthracite grey base and wall units, integrated Neff hob with extractor canopy above, integrated oven, fridge and freezer, a recess and plumbing for a dishwasher, double glazed window overlooking the rear garden and a useful understairs storage cupboard
- **Utility room** with a recess and plumbing for a washing machine and double glazed door leading out to a side path
- **Cloakroom** finished in a modern white suite incorporating a wc, wall mounted wash hand basin and partly tiled walls
- Fully double glazed **conservatory** with a door leading out to the west facing rear garden

#### First Floor:

- **Bedroom one** is a good size double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Dressing area** with further fitted wardrobes with mirrored sliding doors
- **En-suite shower room** refitted in a stylish white suite to incorporate a corner shower cubicle, wc, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a good size double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom three** is a good size single bedroom
- **Bedroom four** is a single bedroom, currently being used as a dressing room
- **Family bathroom** finished in a modern white suite incorporating a Jacuzzi bath with shower over, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring and an airing cupboard
- The **rear garden** measures approximately 40ft x 40ft and faces a **westerly aspect**. Adjoining the rear of the property there is a good sized composite decked seating area, with a trellis/gazebo over. Located on either side of the property there are side gates, with the remainder of the garden predominantly laid to lawn, bordered by well-stocked flower beds. In the far corner of the garden there is an additional decked seating area which currently houses a hot tub
- The **front garden** has been landscaped for ease of maintenance
- A front driveway provides generous **off-road parking** and in turn leads up to an integral single garage
- **Integral single garage** with a metal up and over door
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system

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 less than 2 miles away.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

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



**TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 SQ.M.)**

Whilst every attempt has 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 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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