

Blackfield Lane

West Moors, BH22 0NH



HEARNES

WHERE SERVICE COUNTS



“Tucked away on the edge of a small, select development with a secluded south facing garden”

FREEHOLD PRICE £629,950

This immaculately presented and generous sized four bedroom, one bathroom, one shower room, three reception room detached family home has a double glazed conservatory overlooking a secluded south facing rear garden with a double garage and driveway providing generous off road parking.

This light, spacious and immaculately presented family home is situated on the edge of a small, select development whilst tucked away in a peaceful, yet sought after location within the village of West Moors.

- **An immaculately presented four bedroom detached family home with a secluded south facing rear garden**
- 20' spacious **entrance hall**
- Ground floor **cloakroom** finished in a stylish white suite
- Generous sized **lounge** with a box bay window overlooking the front garden and feature fireplace with living flame coal effect gas fire
- **Family room** with double doors leading through into the lounge and sliding patio doors leading out into the conservatory
- 11' **conservatory** which is fully double glazed, has oak flooring and enjoys a glorious outlook over the secluded south facing rear garden
- **Kitchen/breakfast room** incorporating roll top work surfaces which continue around to form a breakfast bar, good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for dishwasher, two windows overlooking the rear garden, archway into the dining area
- **Dining area** enjoys a pleasant outlook over the rear garden
- **Utility room** with recess and plumbing for washing machine, recess for fridge/freezer, a sink unit and door leading out onto a side path

First floor

- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, WC with a concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom three** is also a double bedroom
- **Bedroom four** is a large single bedroom
- **Family bathroom** finished in a stylish white suite incorporating a panel bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: F

EPC RATING: D



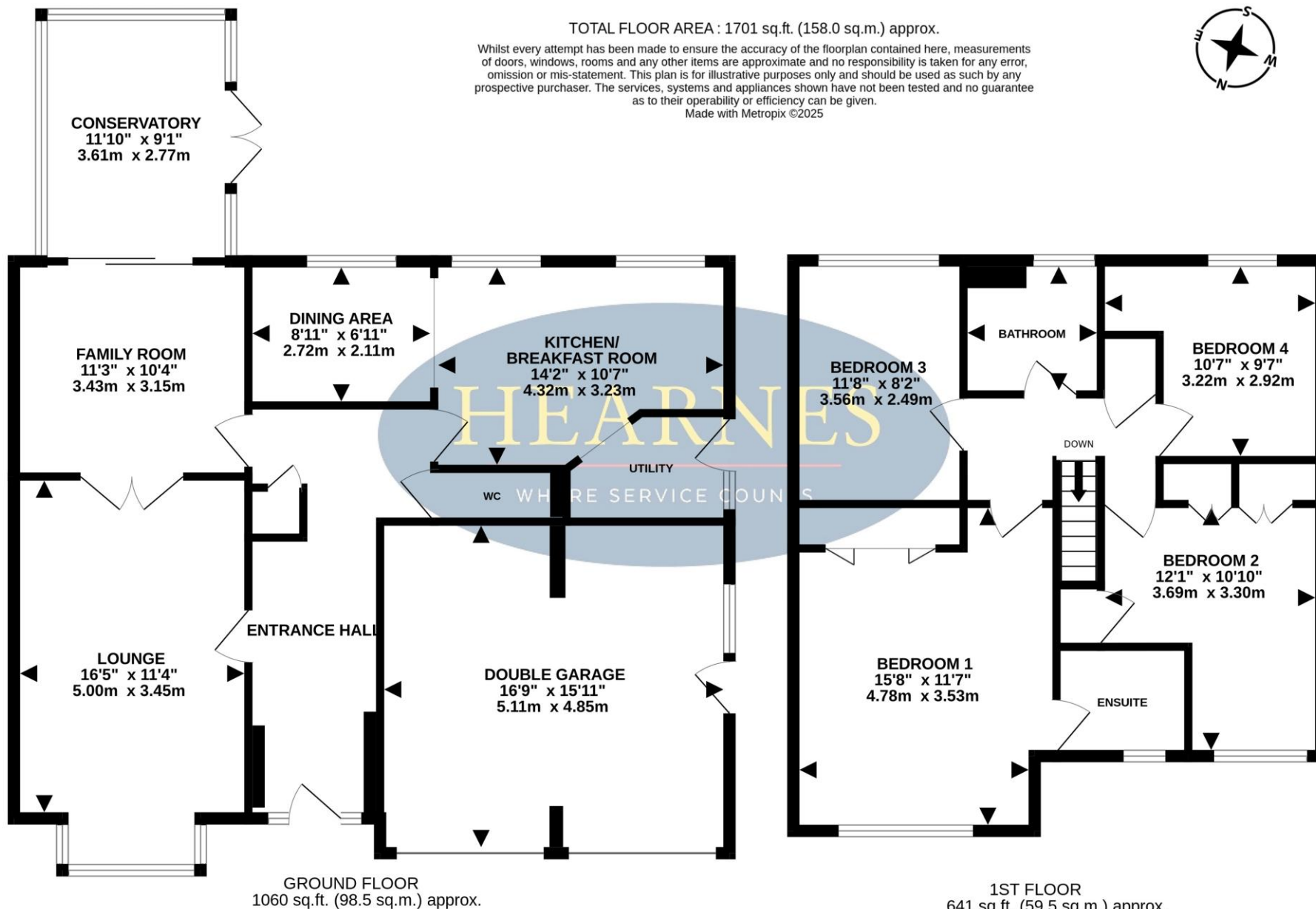




TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.

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 measures approximately 45' x 35', faces a southerly aspect and offers an excellent degree of seclusion. The garden incorporates a large area of Indian Sandstone paved patio with a path which continues around to a side gate. The remainder of the garden is predominately laid to lawn and the garden is fully enclosed.

A front driveway provides generous off road park and in turn leads up to a double garage.

Double garage has two metal up and over doors, one of which is remotely controlled. Within the garage there is a wall mounted gas fired boiler, light and power and a side personal door.

Further benefits include double glazing, UPVC fascias and soffits and gas fired heating system.

The village centre of West Moors is located approximately half a mile away, 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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