

Compton Crescent

West Moors, Dorset BH22 0BZ



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished bungalow with a 50ft landscaped private garden backing onto open farmland with wonderful rural views”

FREEHOLD GUIDE PRICE £500,000

This immaculately presented and beautifully modernised three double bedroom detached bungalow has a 17ft double glazed conservatory overlooking a 50ft private, landscaped rear garden which backs directly onto open farmland and enjoys wonderful, rural views.

This superbly positioned bungalow has undergone a number of recent improvements and is tucked away in a peaceful yet sought after cul-de-sac location. The garden is a particular feature as it offers an excellent degree of seclusion, has been recently landscaped and has a covered, entertainment barbeque area as well as a recently constructed summer house/home office with WC.

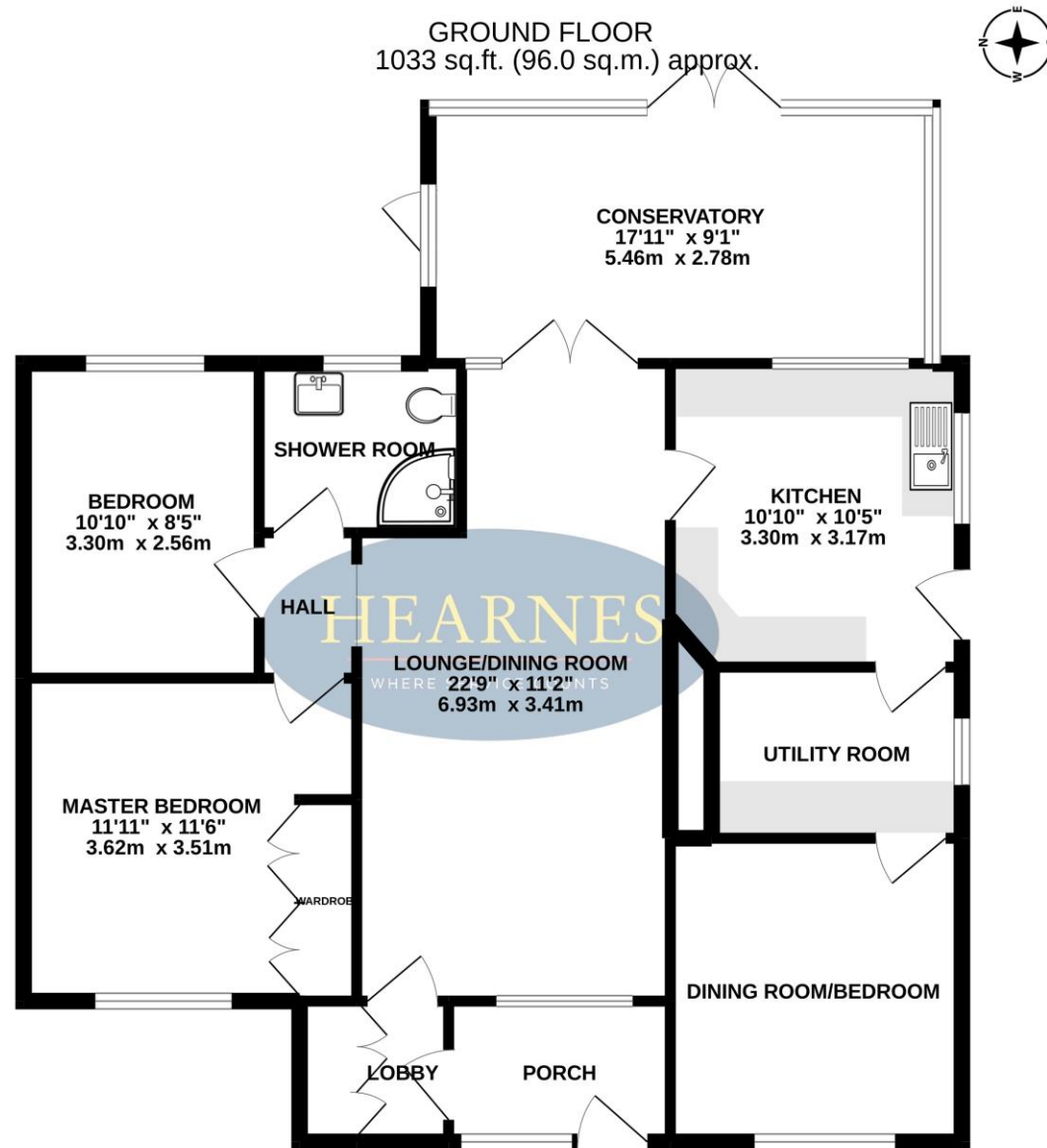
- **Three double bedroom detached bungalow with a private garden backing onto farmland**
- Good sized **entrance porch** with tiled floor
- **Entrance hall** with built-in storage cupboards
- 22ft **Lounge/dining room**. An attractive focal point of the room is a recessed brick fireplace with slate hearth, timber mantle above and wood burning stove with a TV designed recess above. Adjacent is a recess with a range of glass display shelving and bespoke cupboards. Double glazed doors leading out into the conservatory
- The **conservatory** is a fantastic addition to the living accommodation measuring 13ft in width, is fully double glazed and a tiled floor, radiator allowing this room to be used all year round and enjoys glorious views over the private rear garden
- The **kitchen** has been hand built with a range of bespoke grey fronted base and wall units beautifully finished with extensive oak wood block worksurfaces, integrated double oven, hob and extractor with an integrated Neff dishwasher, integrated fridge and a double glazed door leading out onto a side path
- **Utility room** with a good range of wall units, recess and plumbing for washing machine, space for fridge/freezer and a door leading through into the dining room/bedroom three
- **Dining room/bedroom three** was formally the garage currently being used as a dining room but could also be used as a double bedroom
- **Bedroom one** is a good size double bedroom benefitting from two bespoke fitted wardrobes with cupboards above
- **Bedroom two** is also a good size double bedroom
- **Family shower room** recently refitted in a stylish white suite incorporating a corner shower cubicle, chrome raindrop shower head, separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor

COUNCIL TAX BAND: D

EPC RATING: C







TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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** is a superb feature of the property as it backs onto open fields, therefore offers an excellent degree of seclusion, has been recently landscaped for ease of maintenance and measures approximately 50ft x 40ft
- Adjoining the rear of the property there is a **large, paved patio** with the remainder of the garden laid to artificial lawn. In the garden there are many attractive plants and shrubs and well stocked flower beds. Positioned in the far corner of the garden there is a raised and fully covered and partly enclosed entertaining/barbeque area which has light and power, tiled floor. This is an ideal spot to relax and enjoy the garden and appreciate the delightful views over the adjacent farmland. Also within the garden there is a recently constructed summer house/home office which currently houses a hot tub which is open to separate negotiation. Also within the summer house/home office there is a cloakroom with sink unit
- To the side of the property there is a **gravelled area** which could provide space for the property to be extended if required (sstp)
- A **front driveway** provides generous off road parking for several vehicles
- **Further benefits include** double glazing, UPVC fascias and soffits and a gas fired heating system with replacement boiler

The village centre of West Moors is located approximately 1 mile away. West Moors offers an good selection of day-to-day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.



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