



**HEARNES**

WHERE SERVICE COUNTS

**Cracklewood Close, West Moors  
Dorset, BH22 0DU**



# FREEHOLD PRICE

## Offers In Excess Of £350,000

***“Unique 1,220 sq ft living space over 3 floors with stunning aspect over communal grounds”***

This exceptional three storey town house has been thoughtfully extended into the eaves to provide stunning views from the Juliet balcony over mature communal grounds in this unique modern development.

Cracklewood Close itself offers convenient access onto the nearby A31 commuter routes to Ringwood, Wimborne and nearby Ferndown town centre, with regular bus routes and a nearby Sainsbury's Superstore.

The beautifully appointed accommodation comprises three double bedrooms all served by individual en-suites, the main bedroom has a Juliette balcony overlooking to communal grounds, a stylish modern kitchen, separate cloakroom, spacious living/dining room with patio doors, a private garage in an adjacent block and a private parking space.

### Ground Floor:

- **Entrance hall**
- **Cloakroom** finished in a modern white suite
- **Modern kitchen** with integrated Neff oven, hob and extractor, recess and plumbing for a washing machine and dishwasher, ample space for a fridge/freezer and a double glazed window to the front aspect
- **Light and spacious lounge/dining room** with ample space for a dining table and chairs, a useful under stairs cupboard and double glazed French doors leading out to a private garden

### First Floor:

- **Bedroom two** is a good sized double bedroom with a built in cupboard/wardrobe enjoying a lovely view across the garden
- **En-suite bathroom** finished in a modern white suite to incorporate a panelled bath, low level wc, wall-mounted wash hand basin and a porcelain tiled floor
- **Bedroom three** is also a good sized double bedroom enjoying a view to the front aspect
- **En-suite shower room** finished in a stylish white suite to incorporate a separate shower cubicle, pedestal wash hand basin and a low level wc

### Second Floor:

- The entire top floor is dedicated to an extremely **impressive 17ft Master bedroom with a Juliette balcony** offering glorious views across the communal gardens and beyond. The room has been built to accommodate a super-king size bed, boasts 5 zone dimmable mood lighting, black out blinds and is fully wired with surround sound and network cables to enable use as a cinema room
- Luxuriously appointed, **large and spacious en-suite shower room** with an oak door incorporating an oversized walk in shower cubicle with raindrop shower head and separate shower attachment, low level wc, pedestal wash hand basin and a porcelain tiled floor, as well as a hidden wall storage unit and even a dual fuel towel rail for warm towels all year round

### Outside:

- The private **rear garden** has been paved for ease of maintenance, offers an excellent degree of seclusion and is fully enclosed. The rear boundary has been designed to be easily folded away to give uninterrupted views and easy access out to the beautifully kept communal grounds
- The **garage** is fully boarded and laddered to provide substantial and accessible eaves storage space
- The property also benefits from its own **private parking space**, as well as additional off-road parking in the development and designated visitors parking areas
- Double glazing and a gas-fired central heating system with a recently installed boiler

Ferndown's town centre is located approximately 1 mile away, whilst the village centre of West Moors is located approximately 1 mile away. The market town of Ringwood is located approximately 4.5 miles away.

**Communal Ground Maintenance:** Currently approximately £500 per annum

**COUNCIL TAX BAND: D**

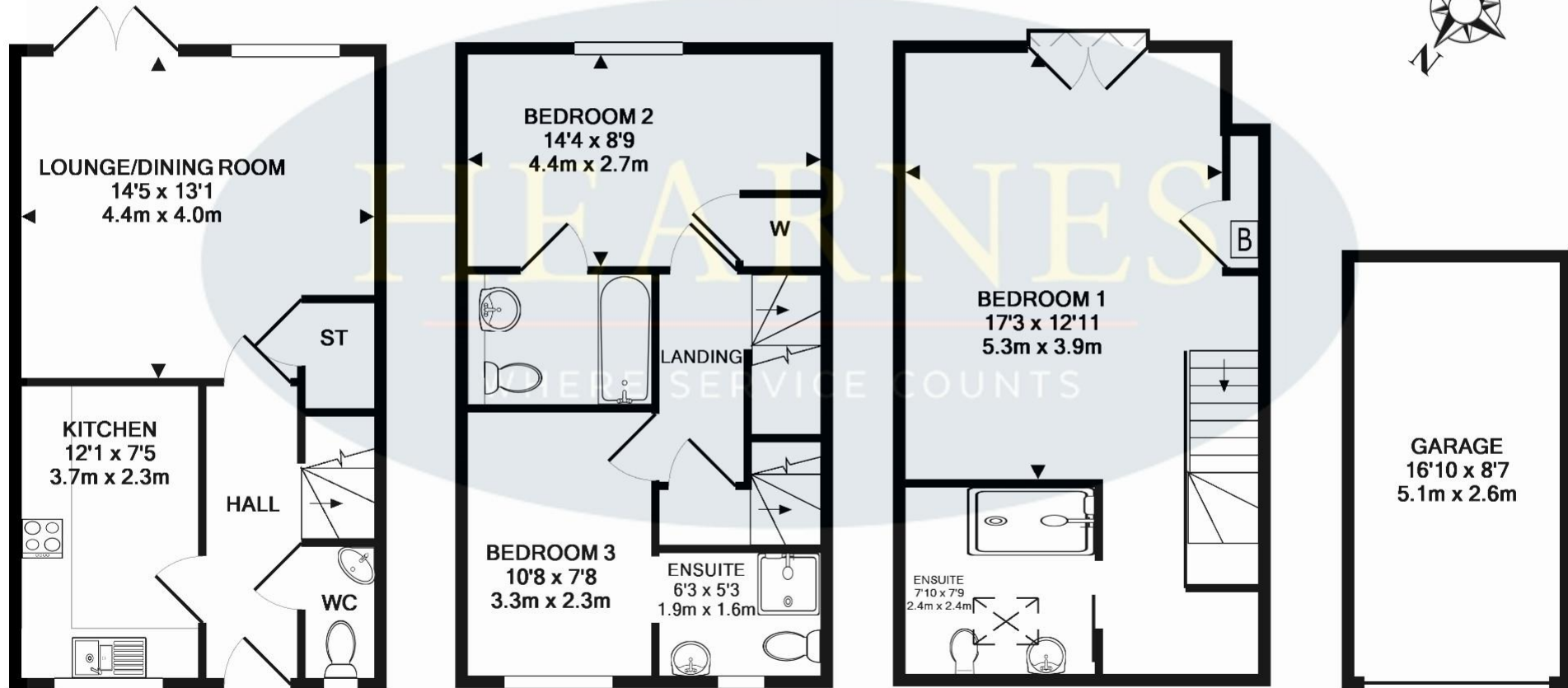
**EPC RATING: C**



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# TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.3 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 360 SQ.FT.  
(33.5 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 355 SQ.FT.  
(33.0 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 145 SQ.FT.  
(13.4 SQ.M.)

6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



