



**HEARNES**  
WHERE SERVICE COUNTS

**Hardy Road, West Moors  
Dorset, BH22 0EX**

# FREEHOLD PRICE

## £400,000

***“An immaculately presented bungalow occupying a larger than average plot, with secluded garden”***

This generous sized and well-presented three bedroom, two reception room semi-detached bungalow has a secluded rear garden and a recently landscaped front garden and driveway providing generous off-road parking and space for the storage of a motorhome or a caravan.

This generous sized bungalow is tucked away in a popular and convenient location within the village of West Moors.

- **Three bedroom semi-detached bungalow with a secluded garden**
- 20ft Spacious **entrance hall** with loft hatch
- Light and spacious **lounge** with a picture window offering a pleasant outlook over the rear garden and living flame log effect electric fire set in a limestone surround, creating an attractive focal point
- **Dining room** with a window to the front aspect
- Modern **kitchen** incorporating work surfaces, base and wall units, integrated double oven, hob and extractor, recess for a microwave, recess for a fridge/freezer, recess and plumbing for a dishwasher, tiled splashbacks and a door leading out to a lean-to/utility room
- **Lean-to/utility** with space and plumbing for a washing machine, door leading out to the rear garden and a further door leading through to a store room. The store room creates an ideal workshop and has the potential to be converted into a home office
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a good sized single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over and glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls
- **Rear garden** measuring approximately 45ft x 40ft, is fully enclosed and offers an excellent degree of seclusion. The garden incorporates a raised decked seating area, a lawned area with paved patio leading down to the far end of the garden where there is a large timber storage shed with power, two greenhouses with power and a vegetable plot. The garden itself is stocked with many attractive plants and shrubs. Located at one side of the property there is a garden store, additional timber shed and side gate leading to the side driveway
- The **front garden and driveway** have been recently landscaped, with a lawned area, gravelled area and a driveway providing generous off-road parking and space for the storage of a boat caravan or motorhome
- **Further benefits** include double glazing, UPVC facias and soffits and a gas-fired heating system

The village centre of West Moors is located less than 1 mile away and offers a good selection of day to day amenities. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 2.5 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: D**



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

TOTAL FLOOR AREA : 1139 sq.ft. (105.9 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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