



**Pinehurst Road
West Moors, Dorset BH22 0AW**

FREEHOLD PRICE

£625,000

“Versatile detached family home set within a plot approaching ¼ of an acre with mature 160ft rear garden”

This well-proportioned detached family home provides flexible accommodation and further potential to extend (subject to planning permission). The property is set in an extremely convenient location within walking distance of a parade of shops, convenience store and regular bus routes whilst only a mile from West Moors village and easy access of the A31 commuter routes to both Ferndown and Ringwood.

The accommodation comprises four first floor bedrooms served by a family bathroom, a third reception room that could be used as a ground floor bedroom with adjacent cloakroom, WC, spacious fitted kitchen/breakfast room, dual aspect lounge open plan to a convenient dining area and large double glazed conservatory, giving access to and overlooking the rear garden and patio.

Other benefits include gas central heating, double glazing, entrance hall with Karndean flooring, driveway parking for several vehicles and side access to a single detached garage and adjoining workshop. The rear garden is particularly private approaching 160ft with various mature sections of patio and a wonderful timber cabin/summerhouse with power and lighting ideal for evening entertainment and families.

Ground floor:

- **Entrance Hall** with Karndean flooring
- **Cloakroom** WC
- **Kitchen/breakfast room** comprehensive range of base and wall mounted units, worktops, sink unit with large window above overlooking the rear garden, space for a Range cooker, plumbing for a dishwasher and a door out to the rear garden
- **Lounge** is a bright, dual aspect room with double glazed windows to front and side, feature marble effect fireplace, wood laminate flooring which continues through into the dining area
- **Dining area**, double glazed sliding doors giving access to the conservatory
- **Conservatory** with double glazed, full length windows and dual doors, pitched polycarbonate roof and tiled flooring

First Floor:

- **Landing** with 2 windows to the side
- **Bedroom one** double glazed window to front aspect
- **Bedroom two** double glazed window to rear aspect
- **Bedroom three** two double glazed window to front aspect
- **Bedroom four** double glazed window to rear aspect
- **Bathroom** has been refitted in a stylish, modern suite comprising P-shaped bath with glazed screen and wall mounted shower, vanity unit and wash hand basin, low level WC, double glazed window and ceramic tiled walls and flooring

Outside:

- The **front driveway** provides parking for several vehicles and gated access to one side of the **single garage**
- **Single garage** ideal for a gym/home office, with internal power and insulation
- The **rear garden** has several sections including a patio close to the house, section of lawn with mature boundaries whilst the middle of the garden provides a very private area around a **superb detached timber cabin/summerhouse** with double doors, pitched roof, power and lighting
- The far end of the garden has a section ideal for a young children’s play area

The village of West Moors with its array of shops and facilities is located just over 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown’s town centre is located 1.6 miles away.

COUNCIL TAX BAND: F

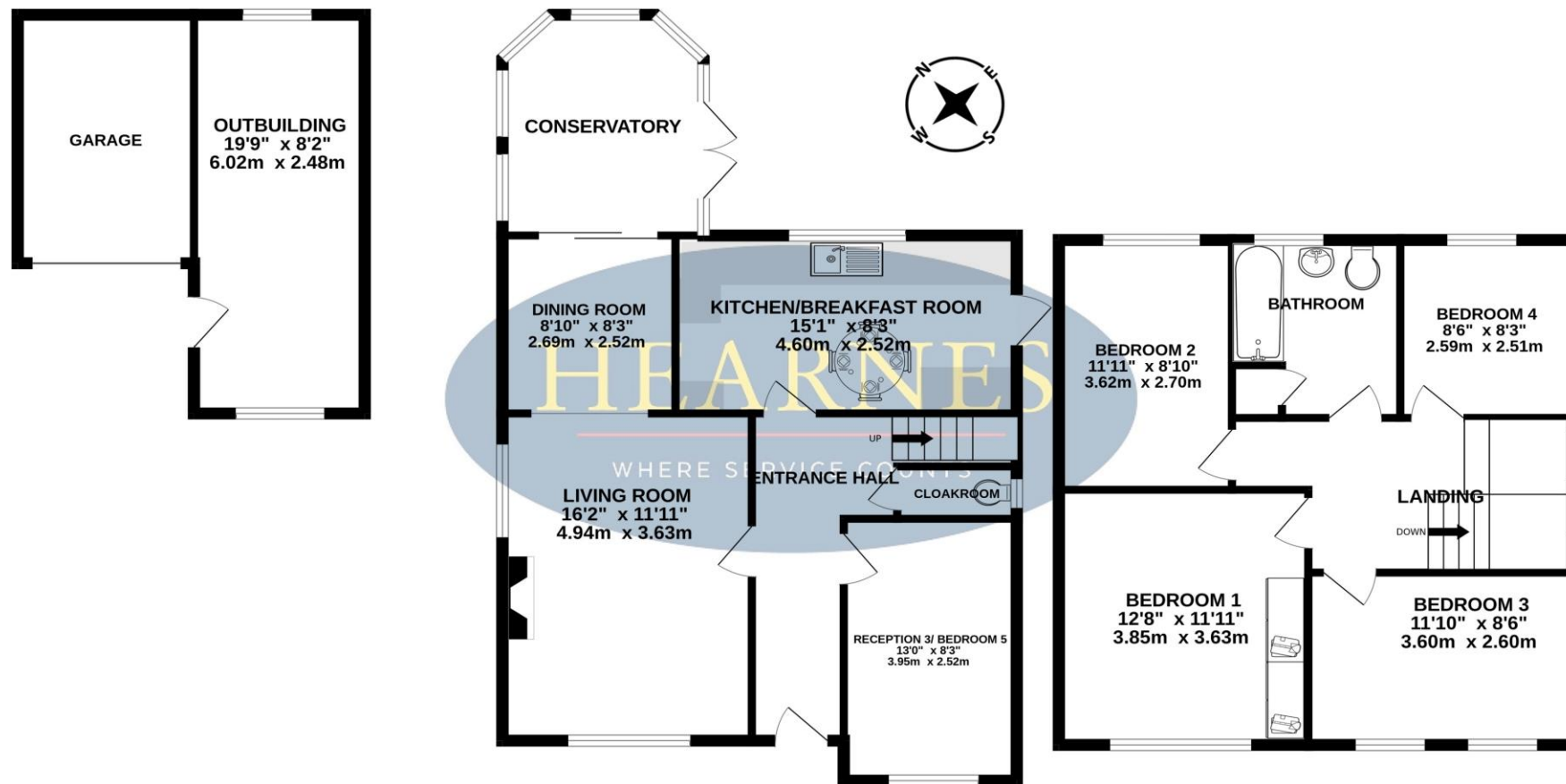
EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.

GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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.

Made with Metropix ©2024

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

