

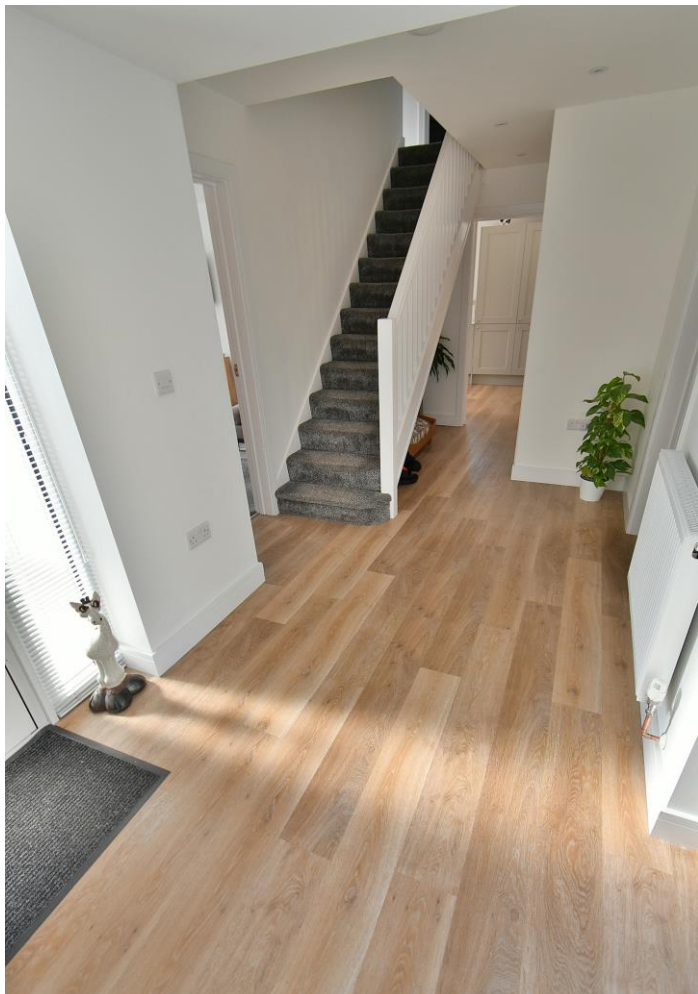
Woodside Road

West Moors, Dorset BH22 0LY



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and immaculately presented versatile family home in a sought after location”

FREEHOLD “OFFERS OVER” £600,000

This renovated and superbly appointed four bedroom, one shower room, two bathroom detached family home has a landscaped private garden and a front driveway providing generous off road parking which in turn leads up to a large garage.

The present owners have managed to create a light, spacious and stylish family home which offers versatile accommodation whilst situated in a sought after location within the village of West Moors. An early viewing of this fantastic family home is strongly recommended by the sole selling agents.

- **A 1,400 sq ft Four bedroom detached family home with landscaped gardens in a sought after location**

Ground floor:

- Impressive 19ft **entrance hall** with double glazed French doors leading out into the rear garden
- 23ft Dual aspect **kitchen/dining room** which has been beautifully finished with extensive Quartz worktops and matching upstands with an inset stainless steel sink, good range of base and wall units, a six seater breakfast bar also finished with a Quartz worktop and storage beneath. There is an excellent range of high quality Neff integrated appliances to include induction hob and extractor canopy above, oven and combination microwave grill oven, dishwasher, fridge and freezer. Double glazed French doors open out to a front patio area
- **Utility room** also finished with a Quartz worktop, with recess for washing machine and plumbing beneath and recess for tumble dryer. A cupboard houses a wall mounted gas fired boiler and a pressurised hot water tank
- 18ft Dual aspect **lounge** which enjoys a pleasant outlook over the front garden
- **Double bedroom** enjoying a view over the rear garden
- Beautifully finished and spacious **family shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls

First floor:

- **Bedroom one** is a generous size double bedroom, access into the eaves for useful storage
- **En-suite bathroom** finished in a contemporary white suite incorporating a shower/bath with mixer taps and shower hose, WC with concealed cistern, floating wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is also a generous size double bedroom. Access into the eaves for useful storage
- **Bedroom three** is also a double bedroom currently being used as an office, with access into the eaves
- **Family bathroom** finished in a contemporary style white suite incorporating a shower/bath with mixer taps and shower hose, WC with a concealed cistern, floating wash hand basin, partly tiled walls
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits and a newly installed pressurised gas fired central heating system

COUNCIL TAX BAND: E

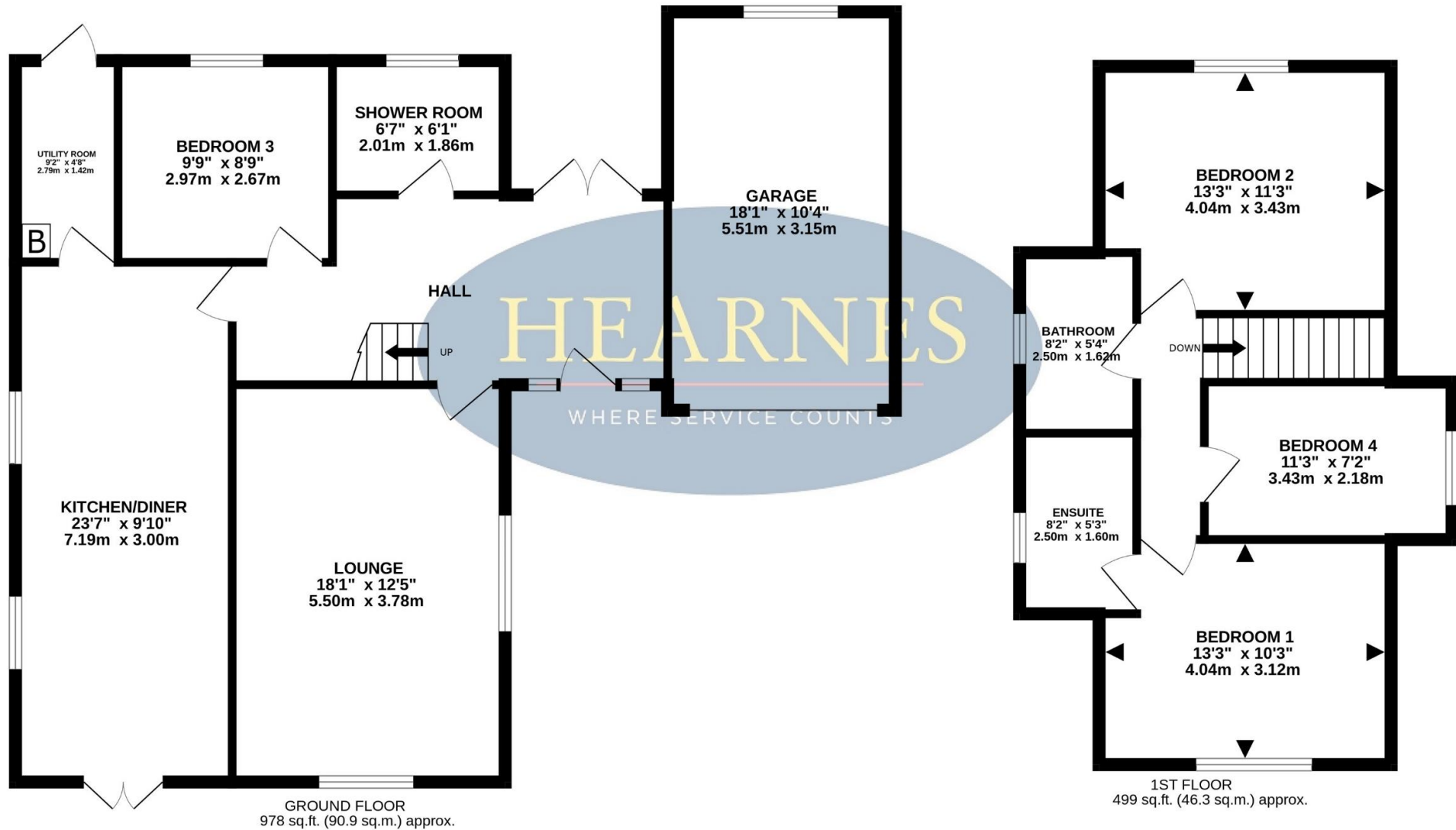
EPC RATING: C





TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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 45ft in width, offers an excellent degree of seclusion and has been recently landscaped
- Adjoining the rear of the property there is an **Indian sandstone patio** with a path leading round to a further area of large Indian sandstone patio. The remainder of the garden is mainly laid to lawn and has recently been returfed with a raised, well stocked flower bed. The garden itself is enclosed by a recently replaced fence
- A **front block paved driveway** provides generous off-road parking and in turn leads up to a large garage. There is a newly laid and good size front lawn as well as a newly laid Indian sandstone paved patio. The front garden is stocked with many attractive plants and shrubs
- Generous size **garage** has a remote control roll up and over door, light and power

West Moors offers a good selection of day-to-day amenities. The village centre of West Moors is located less than ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2.5 miles away.



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