



**HEARNES**

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**Mannington Way  
West Moors, BH22 0JE**



# FREEHOLD PRICE

## £325,000

***“Conveniently located in the heart of West Moors with a south facing garden and garage”***

This immaculately presented and superbly positioned three bedroom end of terrace family home has a double glazed conservatory overlooking a southerly facing garden with a single garage, whilst tucked away in a popular and convenient location approximately 400 metres from the village centre of West Moors.

This light and spacious family home has undergone a number of improvements. The ground floor accommodation has been enlarged with the addition of a conservatory. The conservatory overlooks a south facing garden and the property has a garage located in a nearby block.

- **A three bedroom end of terrace home with a single garage**
- **Entrance porch**
- **Entrance hall**
- **23' Dual aspect lounge/dining room**
- The **lounge area** has a double glazed window overlooking the front garden whilst the dining area has sliding patio doors leading out onto the conservatory
- Modern **kitchen** incorporating rolltop work surfaces, base and wall units, recess for cooker, recess for fridge freezer, recess and plumbing for washing machine and dishwasher, double glazed door leading out into the rear garden
- The **conservatory** is double glazed enjoying a pleasant outlook over the rear garden and having a radiator allows for this room to be used all year round

### First Floor

- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes with sliding doors
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is currently being used as an office and is a single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, WC, pedestal wash hand basin, fully tiled walls
- The **rear garden** measures approximately 30' in length, faces a southerly aspect and is fully enclosed. Adjoining the rear of the property there is a paved patio. The remainder of the garden has been landscaped for ease of maintenance and is laid to artificial lawn. A side gate opens onto a side path which in turn leads down to a single garage
- There is a small area of **front garden** with a path leading up to the front entrance into the property
- **Single garage** located in a nearby block
- **Further benefits** include double glazing and a gas fired heating system

West Moors offers a good selection of day to day amenities. Ferndown town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

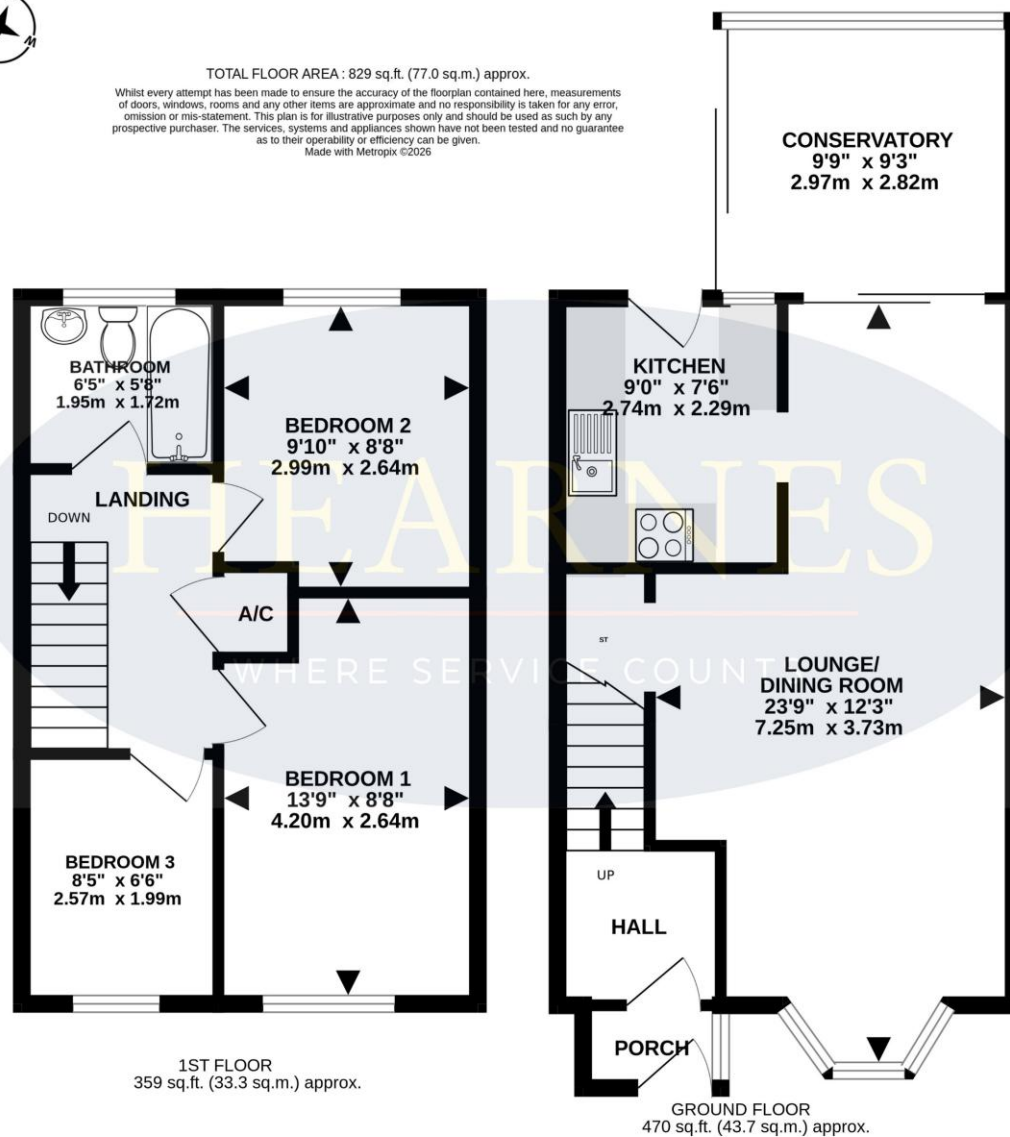
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TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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

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