



HEARNES
WHERE SERVICE COUNTS

**Monks Close,
West Moors, Dorset, BH22 0HE**

FREEHOLD GUIDE PRICE

£375,000

“Tucked away at the end of a cul-de-sac whilst occupying a good sized corner plot backing onto fields and offered with no forward chain”

This well presented and conveniently located three bedroom, two reception room, one bathroom, one shower room detached family home occupying a good sized corner plot with a private rear garden backing onto fields, a front driveway providing generous off road parking and single garage.

The property has space and scope to be extended (subject to the necessary planning consents) and now comes to the market offered with no onward chain.

- **A three bedroom detached family home on a good sized private plot offered with no forward chain**
- **Entrance hall**
- Ground floor **cloakroom** with WC and wall mounted wash hand basin
- **Lounge** with a living flame log effect gas fire with wooden surround and a bay window overlooking the front garden
- **Dining room** with double glazed French doors leading out into the rear garden
- **Kitchen** incorporating rolltop worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, integrated fridge, understairs cupboard, double glazed window overlooking the rear garden and a double glazed door giving access out into the garden

First floor

- **Bedroom one** is a good sized double bedroom with a double glazed window to the front aspect
- **En-suite shower room** incorporating a separate shower cubicle, wall mounted wash hand basin, WC, partly tiled walls
- **Bedroom two** is a double bedroom with a double glazed window to the rear aspect
- **Bedroom three** is a single bedroom with a double glazed window to the front aspect
- **Family bathroom** incorporating a panelled bath, pedestal wash hand basin and WC
- The **rear garden** measures approximately 40' in width x 35' in depth and backs onto fields and offers a good degree of seclusion
- The garden incorporates a paved patio area and a lawned area which is bordered by well stocked flower beds. A path leads down to a further block paved patio. Located down one side of the property there is a useful storage area. There is also an additional area of side garden which is mainly laid to lawn bordered by well stocked flower beds. There is a rear door into the garage and a side gate opening onto a front driveway
- A front **driveway** leads up to a single garage with a further area of gravelled driveway providing additional off road parking
- Single **garage** has a metal up and over door and rear personal door
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired central heating system and the property is offered with no onward chain

The village centre of West Moors is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located less than 2 miles away.

COUNCIL TAX BAND: D

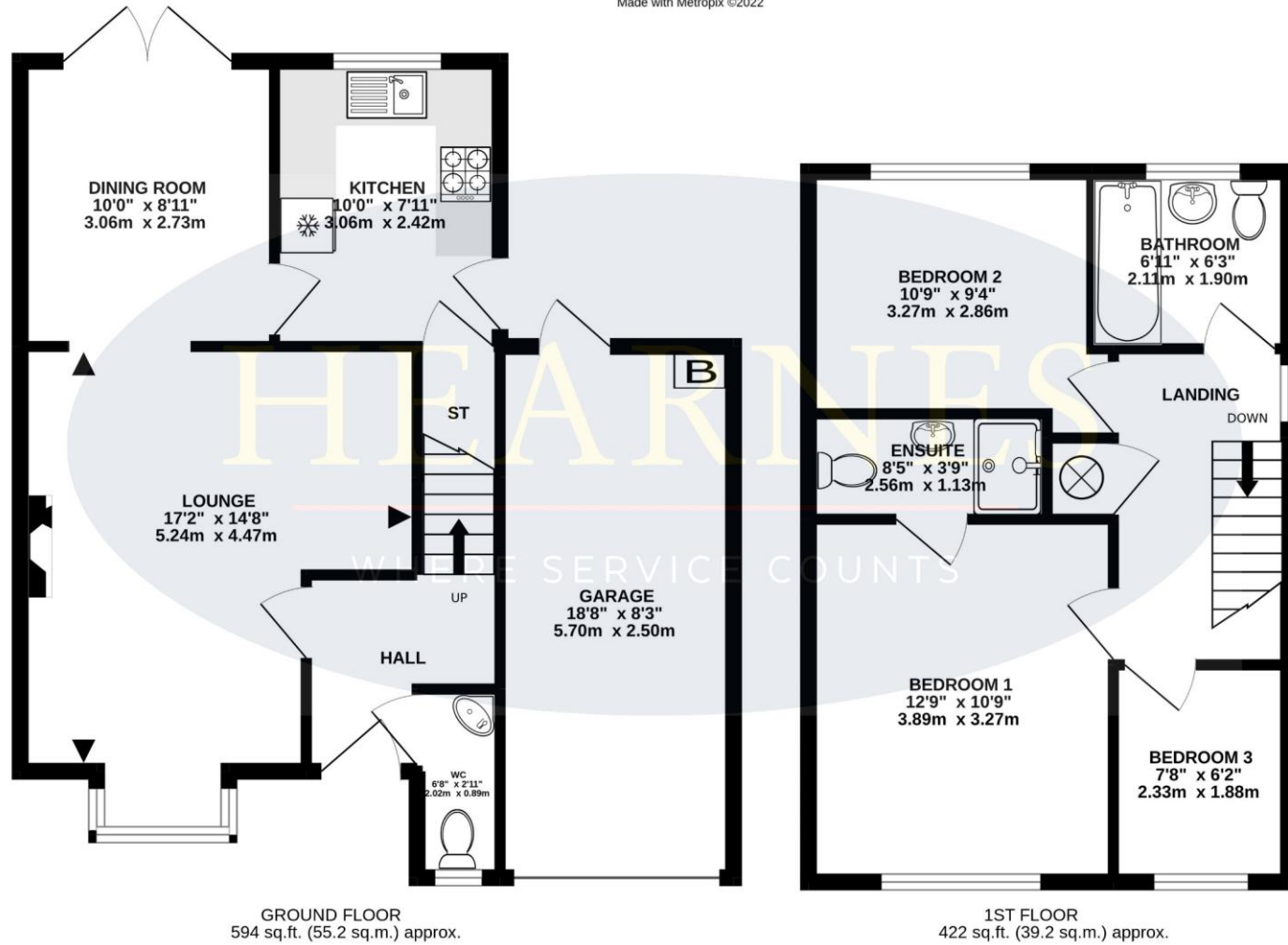
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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