



**Pennington Road  
West Moors, BH22 0JQ**



# FREEHOLD PRICE £435,000

## *“An immaculately presented bungalow with a secluded west facing garden in the heart of West Moors”*

This generous sized and superbly positioned two double bedroom detached bungalow has a shower room, bathroom, separate cloakroom, utility room, secluded west facing rear garden with direct access into the adjoining woodland, single garage and driveway providing generous off road parking.

This immaculately presented bungalow has undergone a number of improvements. There are a number of particular features including the second bathroom, good sized utility room, secluded west facing rear garden along with the convenient location as the property is situated approximately 300 metres from the amenities within West Moors.

- **A two double bedroom detached bungalow with a secluded west facing garden**
- Spacious 14'x 11' **entrance hall** with linen cupboard with radiator, coat cupboard and cupboard housing wall mounted gas fired boiler
- 16' Generous sized **lounge/dining room** with feature fireplace with limestone surround, ample space for dining table and chairs, triple glazed French doors leading out to a private west facing rear garden
- Modern **kitchen** incorporating rolltop work surfaces, base and wall units, integrated oven, hob and extractor, space for fridge freezer, 1.5 bowl sink unit and drainer, attractive tiled splashbacks and double glazed window overlooking the rear garden
- Generous sized **utility room** with recess and plumbing for washing machine, space for tumble drier, sink unit and double glazed door leading out onto the side path
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **Shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity unit beneath, fully tiled walls
- Separate **cloakroom** finished in a stylish white suite
- **Bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower attachment, pedestal wash hand basin, fully tiled walls
- The **rear garden** is a superb feature of the property as it measures approximately 45'x35', faces a westerly aspect and offers an excellent degree of seclusion. The garden has been landscaped for ease of maintenance. Adjoining the rear of the property there is a large paved patio with steps leading down onto a further area of large patio which is bordered by well stocked flower beds. The garden is stocked with many ornamental plants and shrubs. Also within the garden there is a brick built BBQ, summerhouse with light and power, additional useful timber storage shed and a rear gate which gives direct access out onto the adjoining woodland
- A front block paved **driveway** provides generous off road parking which in turn leads up to a detached single garage. The front garden has also been landscaped for ease of maintenance and stocked with attractive plants and shrubs
- Detached single **garage** has light and power, a remote control up and over door and a rear personal door
- **Further benefits** include double glazing, 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.

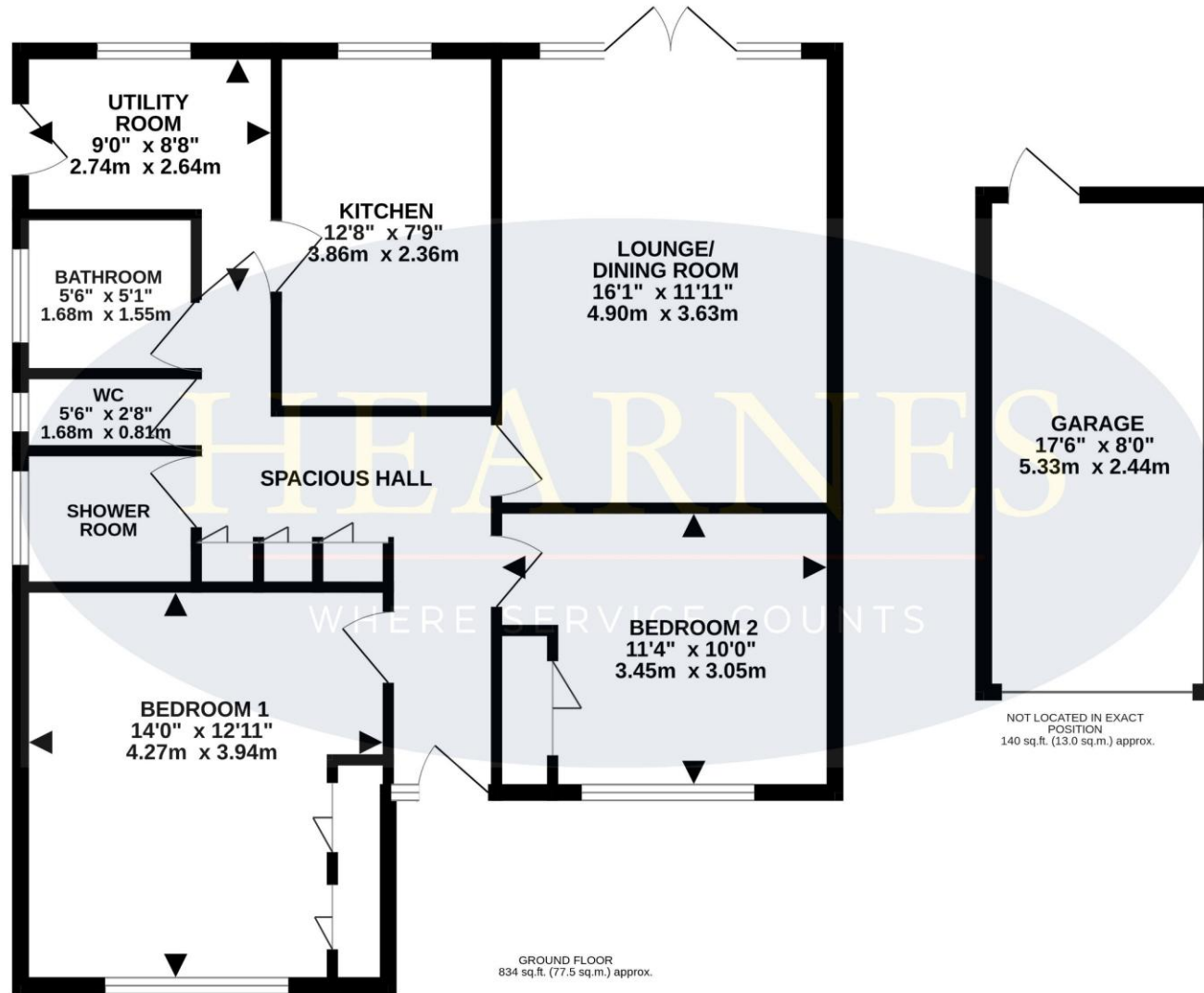
**COUNCIL TAX BAND: D**      **EPC RATING: D**



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TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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