

Woodside Road

West Moors, Dorset, BH22 0LY



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented 2,600 sq ft family home, occupying a secluded plot measuring 0.35 of an acre”

FREEHOLD GUIDE PRICE £875,000

This beautifully finished and superbly positioned four double bedroom, one bathroom, one shower room, three reception room detached family home has a 110 ft secluded rear garden with summer house/home office, detached double garage and driveway providing generous off-road parking for several vehicles, whilst occupying a plot measuring in excess of 1/3 of an acre.

This light and spacious 2,600 sq ft family home has undergone a number of improvements which include a recently modernised and beautifully finished kitchen/breakfast/family room. The 110ft garden is also a superb feature, with a recently constructed summer house/studio at the end of a garden which would make an ideal home office.

Woodside Road is a sought after tree lined road within the village of West Moors.

- **GUIDE PRICE £875,000 - £890,000**
- **A stunning 2,600 sq ft four bedroom detached family home, occupying a secluded plot measuring 0.35 of an acre**

Ground Floor:

- Impressive and spacious **reception hall** with a polished porcelain tiled floor
- **Cloakroom** refitted in a modern white suite with tiled floor and feature tiled wall
- Stunning open plan **21ft x 17ft modern kitchen/breakfast/family room** which undoubtedly has the WOW factor. The kitchen area has been finished to an extremely high standard, with no expense spared. The kitchen/breakfast area incorporates extensive quartz worktops with matching upstands, integrated LED lighting, central island unit with adjoining 6 seater breakfast bar, an excellent range of base and wall units and high quality integrated appliances to include Siemens induction hob with Neff extractor hood above, Neff twin ovens, Siemens dishwasher, Siemens full height fridge and a tiled floor which continues through to the **family/study area** where there is a fitted desk unit with storage above and French doors leading out to the garden room
- Good sized **utility room** with tiled floor, wall-mounted gas-fired boiler, space and plumbing for a washing machine, space for a full height freezer and a door leading out to the rear garden
- **Garden room** which has a recently replaced and insulated roof allowing for this room to be used all year round, as well as a radiator and double glazed windows overlooking the private rear garden
- Separate dual aspect **dining room** with a window overlooking the front driveway and French doors leading out to the patio, fitted shelving and ample space for an 8 seater table and chairs
- **21ft Impressive triple aspect lounge** with an imposing exposed brick inglenook open fireplace with stone hearth creating an attractive focal point, three sets of French doors leading out to the front, rear and side gardens flooding this reception room with lots of natural light

First Floor:

- Spacious **landing** which is large enough to be used as a study area
- **18ft Impressive main bedroom** enjoying a dual aspect and an excellent range of fitted bedroom furniture
- Luxuriously appointed and spacious **en-suite shower room** finished in a four piece stylish white suite incorporating a large walk-in shower area with Aqualisa shower, WC, bidet, contemporary wash hand basin with vanity storage beneath and tiled floor
- **Two further generous sized double bedrooms**, both with fitted wardrobes
- **One further double bedroom** enjoying a view over the rear garden
- Spacious and luxuriously appointed **family bathroom/shower room** incorporating a large walk-in shower area with Aqualisa shower, corner bath with mixer taps and shower attachment, WC, floating wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits** include double glazing and a gas-fired heating system. The property now comes to the market offered with **no onward chain**

COUNCIL TAX BAND: F

EPC RATING: D



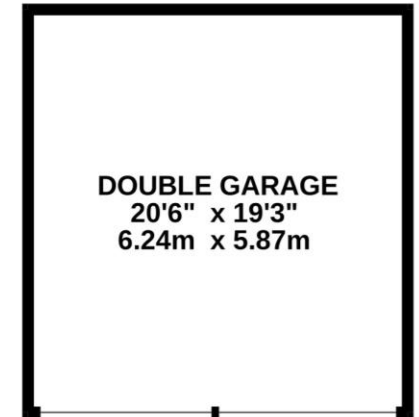
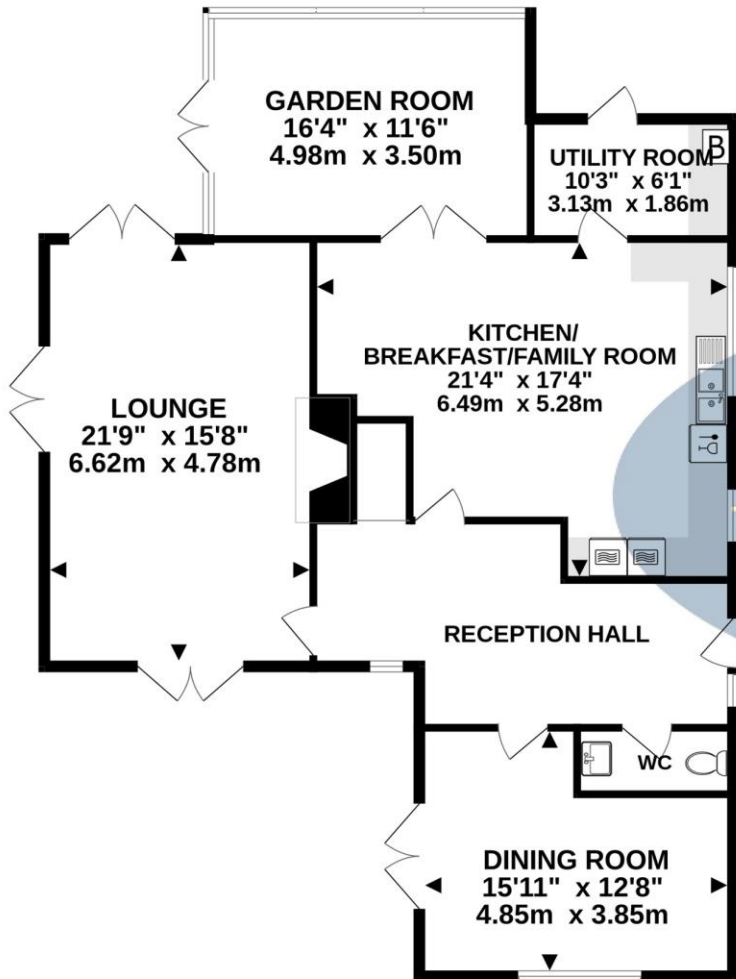


GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

1ST FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 2646 sq.ft. (245.8 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

- **Rear garden** which is a superb feature of the property as it measures approximately 110ft x 70ft and offers an excellent degree of seclusion. Adjoining the rear of the property there is a generous sized Indian sandstone paved patio, with the remainder of the garden predominantly laid to lawn, stocked with many attractive plants and shrubs, whilst at the far end of the garden there is a recently constructed **summer house/home office** with light and power. Within the garden there is a woodchipped seating area and a useful timber storage shed
- Large area of lawned **front garden** which also offers a good degree of privacy. Adjoining the front of the property there is a good sized Indian sandstone paved patio
- **Detached double garage** with two metal up and over doors, light and power
- A front driveway provides **generous off-road** parking for several vehicles

The village centre of West Moors is located approximately 750 metres away. West Moors offers a good selection of day to day amenities, along with. Ferndown's town centre is located approximately 2.5 miles away, Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown enjoys a Championship Golf Course on Golf Links Road.



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



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