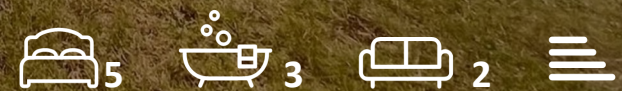




21 Fernside Road
West Moors, Ferndown, BH22 0EE

Guide price £675,000



21 Fernside Road
West Moors, Ferndown, BH22 0EE

GUIDE PRICE - £700,000 - £725,000 -
CHARMING RESIDENCE IN SOUGHT-AFTER
LOCATION

In the desirable location of FERNside ROAD,
WEST MOORS, FERNDOWN, this charming house
offers a unique opportunity for a discerning buyer.

This SPACIOUS and FLEXIBLY PLANNED
CHALET RESIDENCE boasts a delightful OPEN-
PLAN LIVING SPACE, perfect for MODERN
LIVING. A wonderful home for those seeking
comfort and style in a sought-after area.
The property exudes a sense of warmth and
comfort with the potential to create an annexe on
the ground floor, adding versatility to the layout.
Modern conveniences such as Gas Fired Central
Heating, UPVC Framed Double Glazing, New
Wiring, a Security Alarm, and UPVC External
Fascias and Soffits ensure a hassle-free lifestyle.

Spanning nearly 1850 square feet (171 square
metres), this residence offers ample space for
comfortable living. The property's light and airy
ambiance creates a welcoming atmosphere for
residents and guests alike.

Conveniently located close to local First and
Middle Schools, as well as being just a short
distance from the Town Centre, this property is
ideal for families. Additionally, the proximity to
miles of open space, walks, and trails provides
endless opportunities for outdoor activities and
leisurely strolls.

With main road links to nearby centres including
Ferndown, Wimborne, Bournemouth, and Poole,
this property offers both tranquillity and
accessibility.

As you step through the wide porch into the
entrance hall, you are greeted with a sense of
space and functionality, complete with a
convenient understairs storage cupboard and a
modern shower room.

The ground floor boasts two generously sized
double bedrooms each offering a peaceful retreat.
The highlight of the ground floor is the expansive
open plan living space at the rear of the property,
featuring a designated area for both relaxation
and dining.





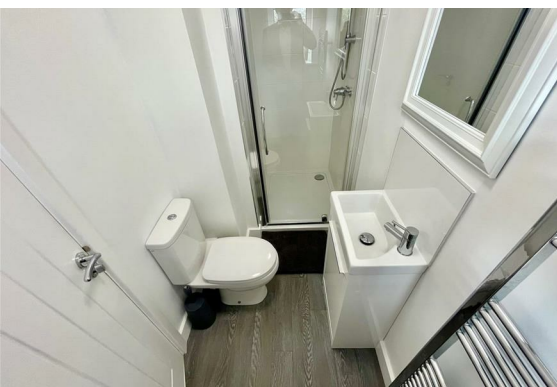
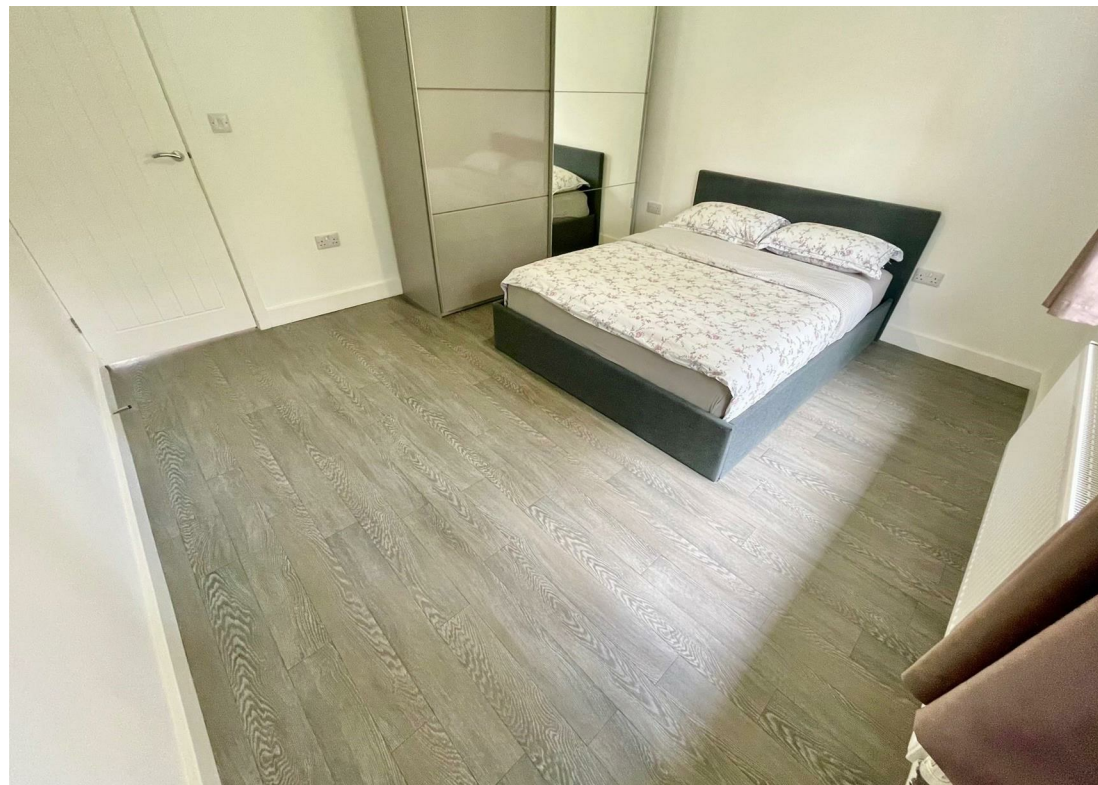
This space seamlessly flows into a versatile sitting room/orangery/annexe lounge, flooded with natural light from the large glazed lantern light above and bi-fold doors leading to the garden.

Adjacent to the living area is a study/annexe bedroom, providing a tranquil space for work or relaxation. Step outside into the rear garden and you'll find a covered seating area on the composite decking, perfect for enjoying the outdoors in any weather.

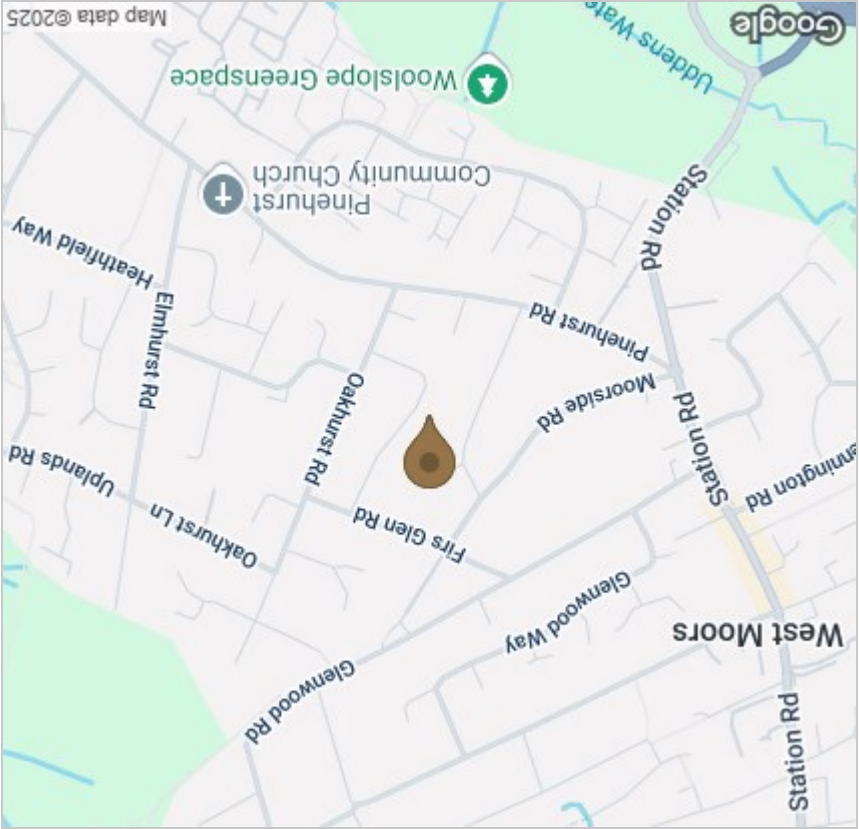



The heart of the home lies in the well-appointed kitchen, equipped with modern units, integrated appliances, and ample storage space. A door from the kitchen leads to a practical utility room, ensuring convenience in daily chores.

Venture upstairs to discover two more double bedrooms, each with its own ensuite bathroom for added privacy and comfort.



Area Map



| Energy Efficiency Rating | | |
|---|---|-----------|
| England & Wales | | |
|  | EU Directive 2002/91/EC | |
| | Very energy efficient - lower running costs | |
| | A | (92 plus) |
| | B | (81-91) |
| | C | (69-80) |
| | D | (55-68) |
| | E | (39-54) |
| | F | (21-38) |
| | G | (1-20) |
| | Not energy efficient - higher running costs | |
| Current | | Potential |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

