



Connells

Maloren Way
West Moors Ferndown



Property Description

The Property - comprises a substantial and very well presented detached bungalow in a sought-after established road within easy walking distance of the West Moors Forestry Plantation, local shops and bus routes. Features of the tastefully decorated accommodation include gas fired central heating by radiators, modern UPVC framed double glazing, cavity wall and roof insulation, UPVC external fascias and soffits, and the sale includes the window blinds as fitted. The town centre shops and amenities are just over a mile away and West Moors has main road links to other centres including FERNDOWN, WIMBORNE, BOURNEMOUTH and POOLE.

Entrance Porch

Outside light and composite partially glazed entrance door to entrance hall

Landing

Built-in airing and boiler cupboards, hatchway with ladder to the loft space.

Lounge

19' 6" x 12' 7" (5.94m x 3.84m)

Wooden flooring side aspect double glazed picture window, TV point and wall feature electric fire with space for a dining room table.

Kitchen

10' x 9' 5" (3.05m x 2.87m)

Laminate wood effect flooring with side aspect double glazed window, part tiled walls, 1 1/2 bowl sink and drainer, range of wall and base units with space and plumbing for washing machine, dishwasher and space for a fridge, gas hob cooker with extractor hood over and oven below, breakfast bar and door to the side porch.

Bedroom 1

13' 8" x 12' 3" (4.17m x 3.73m)

Wooden flooring with side aspect window and built in mirrored sliding wardrobes.

Bedroom 2

11' 5" x 9' 1" (3.48m x 2.77m)

Wooden flooring with side aspect window and free standing sliding wardrobes.

Bathroom

Wooden flooring with fully tiled walls, front aspect double glazed obscured window, low level WC, hand wash basin with mixer tap and vanity cupboard below, panel bath with mixer tap and shower attachment, and electric shower over with curtain and heated towel rail.

WC

Wooden floor with fully tiled walls and low level WC.

Car Port

18' x 11' (5.49m x 3.35m)

Gated front and pedestrian gate to the rear garden and garage.

Garage

Up and over door with window, light and power and wall mounted storage shelves.

Front Garden

Shingled front garden with tarmac driveway leading to car port and garage providing plentiful parking.

Rear Garden

Mainly laid to lawn with patio path, enclosed fencing with mature shrubs and bushes.

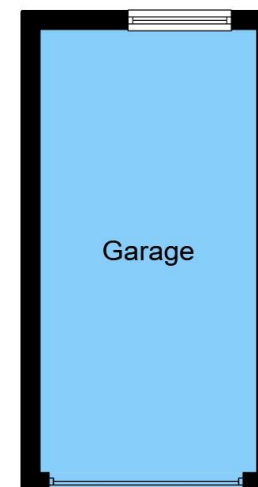








Floor Plan



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

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Tenure: Freehold



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Property Ref: FDN305742 - 0003