



**Connells**

Mannington Way  
West Moors Ferndown



## Property Description

Nestled in the sought-after area of West Moors, this beautifully presented three-bedroom mid-terrace home offers spacious, modern living with a welcoming feel throughout.

The property features a generous 23ft lounge/dining area, perfect for relaxing or entertaining, with ample natural light creating a bright and airy atmosphere.

The modern fitted kitchen comes complete with integrated appliances, sleek cabinetry, and plenty of workspace for family cooking and dining.

Upstairs, there are three well-proportioned bedrooms, all carpeted and tastefully decorated, complemented by a contemporary family bathroom finished to a high standard.

Outside the home boasts a private enclosed rear garden with a rear gate providing convenient access to the garage.

Located within easy reach to the village, offering an array of local shops, schools, and transport links.

## Entrance Hall

Wooden effect flooring with door to lounge and stairs to first floor.

## Lounge/Dining Area

23' 6" x 12' 1" ( 7.16m x 3.68m )

Wooden effect flooring with front bay and rear aspect double glazed windows, understairs storage cupboard, TV point and 2 radiators.

## Kitchen

9' 8" x 7' 2" ( 2.95m x 2.18m )

Wooden effect flooring with rear aspect double glazed window and door to rear garden, range of wall and base units, 4 ring electric hob with extractor fan and hood over, integrated oven, fridge/freezer, dishwasher and space for washing machine.

### **Bedroom 1**

13' 4" x 8' 5" ( 4.06m x 2.57m )

Carpeted with front aspect double glazed window, built in double wardrobes and radiator.

### **Bedroom 2**

9' 5" x 8' 5" ( 2.87m x 2.57m )

Carpeted with rear aspect double glazed window and radiator.

### **Bedroom 3**

8' 2" x 6' 2" ( 2.49m x 1.88m )

Carpeted with front aspect double glazed window and radiator.

### **Bathroom**

Wooden effect flooring with rear aspect double glazed window, part tiled walls, hand wash basin with waterfall mixer tap and vanity cupboard below, low level WC, panel bath with glass shower screen and waterfall mixer tap and shower over with ladder radiator.

### **Front Garden**

Mainly laid to lawn with patio path to front door and mature bushes.

### **Rear Garden**

Fully enclosed rear garden, part patio and part laid to lawn, with flower boarders and mature trees and bushes and rear gated entrance to garage.

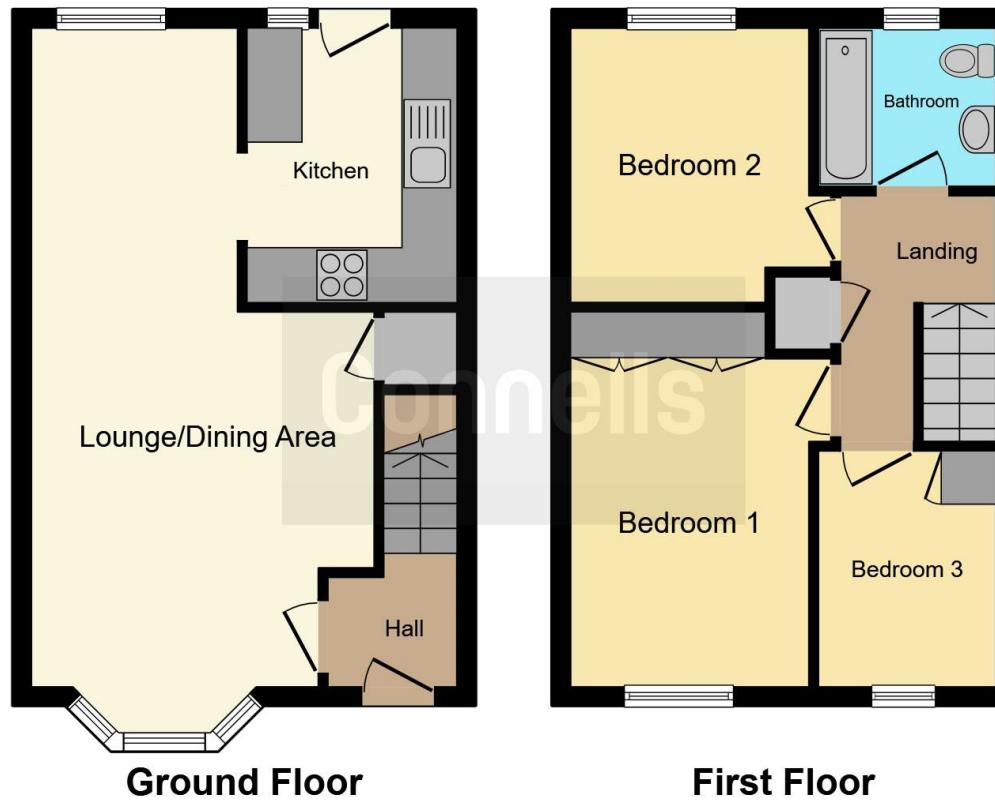
### **Garage**

Single garage in block with up and over doors.









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EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: FDN306456 - 0004