

## Beautifully Presented 3-Bedroom Detached Bungalow

Tenure: Freehold    Approx 88 sq metres ( 947 sq ft)

8 Spinners Close, West Moors  
Ferndown, Dorset. BH22 0PN

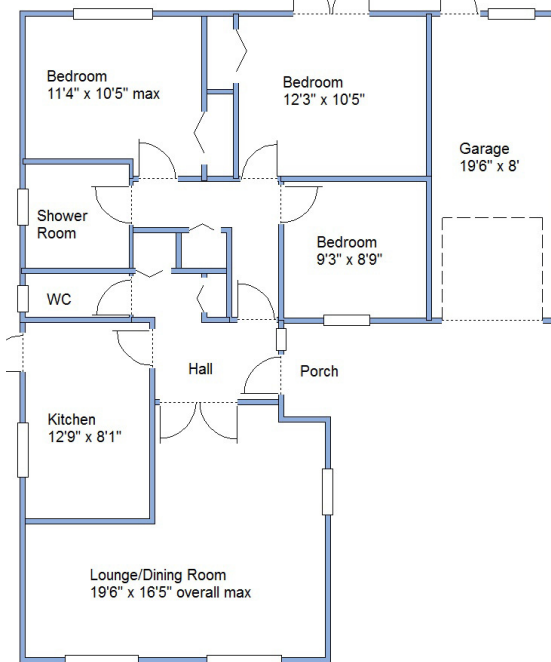
**Price £475,000**

- Entrance Hall
- Superb Kitchen
- Lounge/Dining Room with feature fireplace
- 3 Double Bedrooms
- Modern Shower Room & Cloakroom
- Gas Central Heating
- PVCu Double-Glazing
- Driveway & Garage
- Delightful Private Garden
- PVCu Soffits & Fascias
- Ideal Location near to amenities
- Viewing Recommended!

Beautifully presented 3-bedroom detached bungalow occupying a pleasant area near to local amenities & protected nature walks. The bungalow benefits from well-planned accommodation including a superb kitchen, large lounge/dining room, quality shower room & cloakroom. Outside, the property benefits from a block driveway and a delightful private rear garden.

**Accommodation and approximate room sizes:**

- **Entrance Hall:** kardene flooring. Cloaks cupboard. Boiler cupboard housing gas boiler. Glazed double doors to:
- **Lounge/Dining Room.:** Front aspect windows flooding the property with natural light. Feature fireplace. Serving hatch to kitchen.
- **Kitchen:** Excellent range of modern floor and wall cupboards & roll-top work surfaces with inset sink unit. Built-in Bosch double oven, gas hob with cooker hood. Integrated fridge & freezer. Space for washing machine. Ceramic tiled floor. Door to garden.
- **Inner Hall:** Hatch to insulated roof space with ladder fitted.
- **Bedroom 1:** Recessed double wardrobe. Double doors to rear garden.
- **Bedroom 2:** Recessed double wardrobe. Rear aspect window.
- **Bedroom 3:** Window to front aspect.
- **Shower Room:** High quality walk-in shower with rain shower head & hand shower. Vanity wash basin & WC with concealed cistern. Chrome heated towel rail. Fully tiled.
- **Cloakroom:** Modern suite of Wash basin & WC. Fully tiled.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Rear Garden:** Delightful Private rear garden with patio along the rear of the property, leading to lawn with well stocked shrub borders. Garden shed. Side gate. Outside tap.
- **Block Driveway** providing 'off-road' parking
- **Garage:** Electric up & over door & rear door. Fitted sink unit & water supply.
- **Council Tax Band 'E'**
- **Energy Rating 'D'**



This drawing has been prepared for diagrammatic purposes only. Not to scale.



**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04479