

Spacious 2-Bedroom Detached Bungalow in Delightful Location

Tenure: Freehold

Aprox 92 sq meters (990 sq ft)

**29 Sarum Avenue,
West Moors, Ferndown. BH22 0ND**

Price £450,000 'offers in excess'

- Entrance Porch & Spacious Hall
- Large Lounge Plus Dining Area
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- En-Suite Bathroom, Shower Room & WC
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing
- Exceptional Block Driveway
- Double Garage/Workshop
- Close to Local Amenities
- Near to Wooded Walks & Golf Course

Spacious, attractive 2-bedroom detached bungalow occupying a delightful position in the popular quiet location near to local amenities & protected wooded walks. The property has been skilfully extended to provide well-planned accommodation with generous room dimensions. Outside, the bungalow has a mature garden, excellent 'off-road' parking & a detached double garage. Viewing recommended!

Accommodation and approximate room sizes:

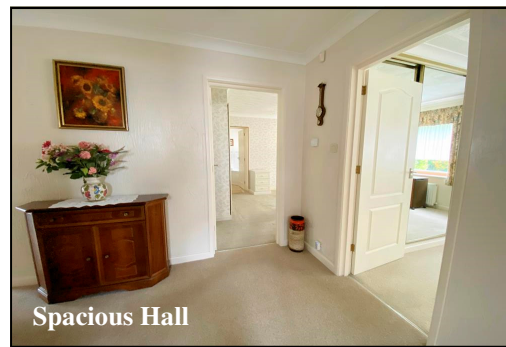
- **Spacious Hall:** Linen cupboard & Boiler cupboard. Hatch to insulated roof space.
- **Lounge:** Feature fireplace with gas point. Opening to:
- **Dining Area:** patio door to courtyard garden.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Cooker point with extractor fan above. Plumbing for washing machine. Integrated fridge/freezer. Breakfast bar. Door to side porch & garden.
- **Bedroom 1:** Range of built-in wardrobes.
- **En-Suite bathroom:** Panelled bath. Vanity wash basin & WC.
- **Bedroom 2:** Large fitted wardrobe with sliding doors.
- **Shower Room:** Shower cubicle with thermostatic shower. Vanity wash basin & WC. Heated towel rail.
- **Separate WC:** Tiled walls & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing, PVCu soffits & fascias**
- **Replacement roof felt, battens & tiles approx 2 years ago.**
- **Rear Garden:** Mainly laid to lawn with shrub beds and borders. Paved patio area. Timber Summerhouse. Side access.
- **Detached Double Garage:** Sub-divided into a single garage, workshop & short garage with twin up & over doors.
- **Exceptional 'off-road' parking.**
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



Double Garage

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 W04651



Spacious Hall



Kitchen/Breakfast Room



Dining Area



22' Lounge



Bedroom 2

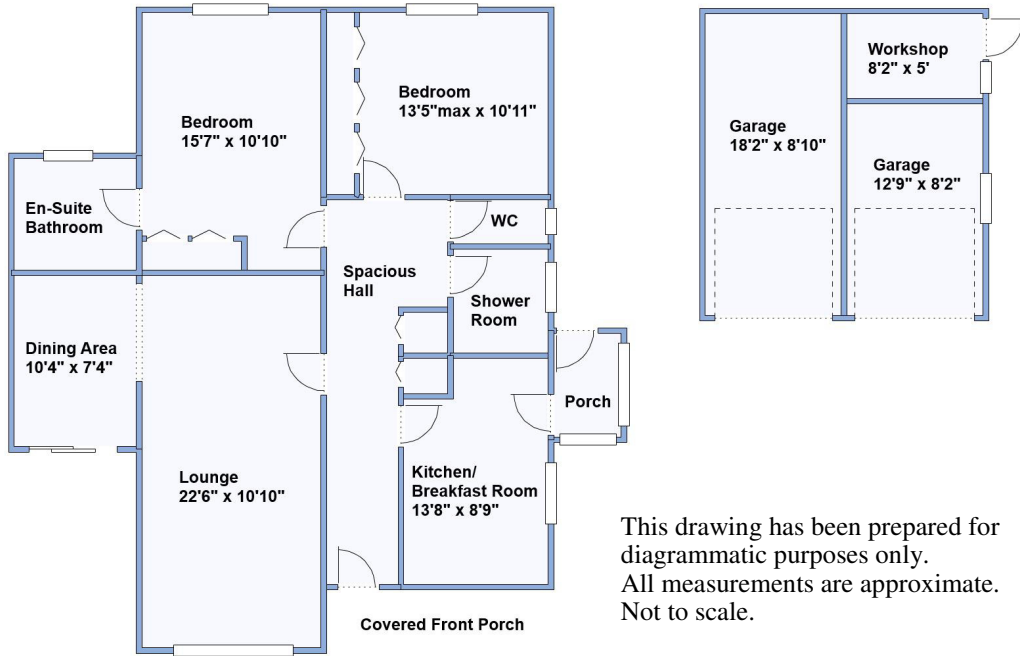


Shower Room



Rear Elevation





This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

