

**Spacious 3-Bedroom Bungalow close to shops & services**

**Tenure: Freehold**

**Approx 82 sq meters (882 sq ft)**

**6 Pennington Crescent,  
West Moors, Ferndown. BH22 0JH**

**Price £368,000**

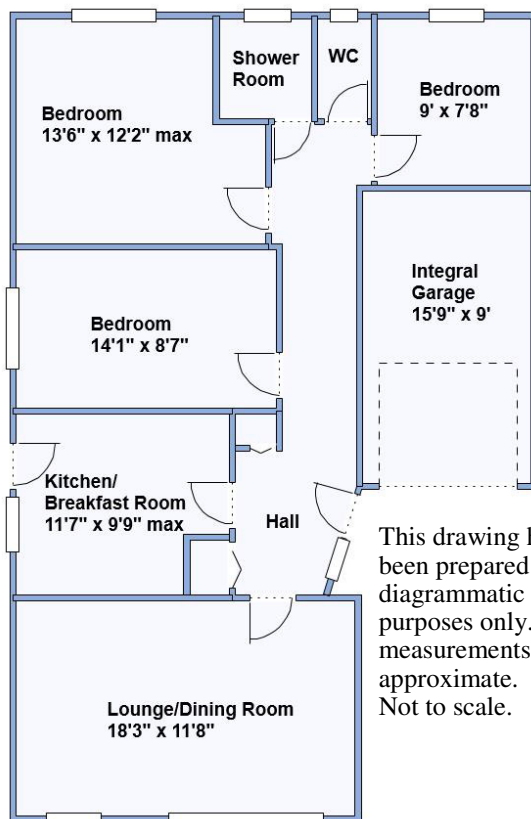
- Spacious Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- 3 Good Bedrooms
- Shower Room & Separate WC
- Delightful Private Garden with sunny aspect
- Gas Central Heating
- PVCu Double-Glazing
- Driveway for 'Off-Road' Parking
- Integral Garage
- Close to Local Amenities
- Near to Wooded Walks & Golf Course



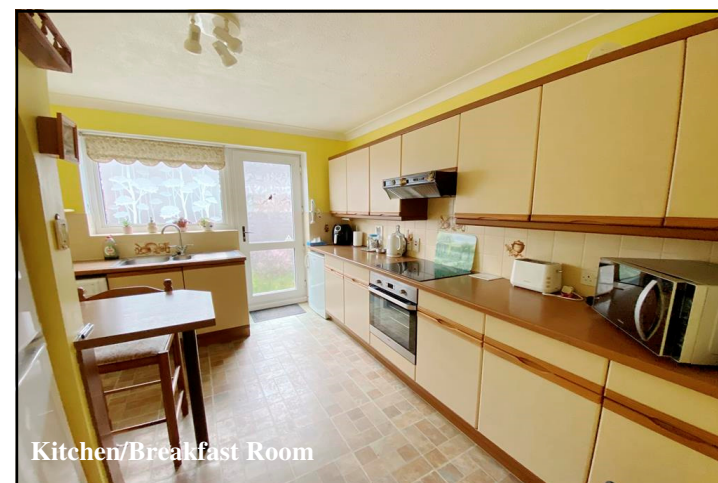
Spacious 3-bedroom bungalow occupying an ideal location within easy walking distance of the comprehensive village centre of West Moors, with shops & services close to hand. The property is also accessible to protected nature walks & nearby Ferndown Forest Golf Course. The bungalow offers well-planned accommodation with bright and airy rooms plus a delightful private garden which enjoys a sunny aspect. Viewing recommended!

Accommodation together with a brief description:

- **Spacious Hall:** Cloaks cupboard, Airing cupboard & hatch to insulated roof space.
- **Lounge/Dining Room:** Feature open fireplace.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven with ceramic hob & cooker hood. Plumbing for washing machine. Space for fridge. Recess housing gas boiler. Door to garden.
- **Bedroom 1:** Range of fitted wardrobes. Window to rear aspect.
- **Bedroom 2:** An ample double bedroom. Window to side aspect.
- **Bedroom 3:** Window to rear aspect.
- **Shower Room:** Walk in shower cubicle with glass screen, seat & thermostatic shower. Pedestal wash basin. Fully tiled walls.
- **Separate WC**
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing**
- **Rear Garden:** Paved Patio with remainder laid to lawn having well stocked shrub borders. In all, enjoying a good degree of privacy & a sunny aspect. Side gate.
- **Integral Garage:** Up & over door. Power & light.
- **Driveway** providing useful 'off-road' parking.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



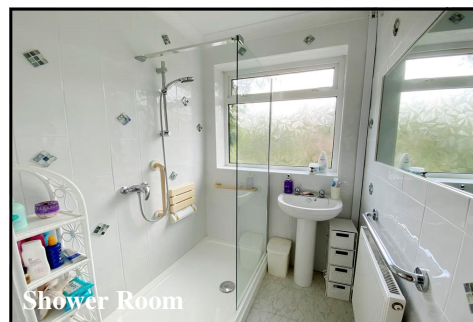
This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



Kitchen/Breakfast Room



Lounge/Dining Room



Shower Room



Rear Elevation



Delightful Garden



**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 W04665