

**DIXON  
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**Draft Particulars**

**Well Presented 4-Bedroom Detached House with Delightful Garden**

Tenure: Freehold      Approx 85 meters (914 sq ft)

**31 Weavers Close, West Moors  
Ferndown, Dorset. BH22 0PG**

**Price £440,000**

- Entrance Hall with Cloakroom
- Lounge with Patio Doors to rear garden
- Dining Room
- Fitted Kitchen
- 4-Good Bedrooms
- En-Suite Shower & Family Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Wide Block Driveway & Garage
- Delightful Mature Garden
- Ideal Location near to amenities & nature walks

Spacious, well presented detached house occupying a pleasant location near to local amenities & protected nature walks. The house offers well-planned accommodation with generous room dimensions including a large lounge and adjoining dining room, 4 good bedrooms, cloakroom, en-suite shower & family bathroom. Outside, the house is approached via a wide block driveway providing ample 'off-road' parking & leading to an integral GARAGE with electric roll-up door. The property has a delightful private garden.

Occupied by the present owners for over 30 years! Viewing recommended!

#### Accommodation with Brief Description:

**Entrance Hall:** useful under-stairs Cloaks cupboard.

**Cloakroom:** Modern suite comprising vanity wash basin & WC. Chrome heated towel rail.

**Lounge:** A good-sized room with patio doors to rear garden. Archway to:

**Dining Room:** PVCu double-glazed window overlooking rear garden. Door to:

**Kitchen:** Range of floor and wall cupboards. Built-in Oven with gas hob & cooker hood above.

Integrated fridge/freezer & dishwasher (appliances untested). Plumbing for washing machine. Pleasant aspect to front. Door to garden:

#### FIRST FLOOR

**Landing:** Cupboard housing Worcester combination gas boiler. Hatch with ladder to insulated roof space.

**Bedroom 1:** PVCu double-glazed bay window overlooking front aspect. Recessed built-in wardrobes.

**En-Suite Shower:** Fully tiled shower cubicle with thermostatic shower. Chrome heated towel rail.

**Bedroom 2:** PVCu double-glazed window overlooking front garden. Recessed storage cupboard.

**Bedroom 3:** PVCu double-glazed window overlooking delightful rear garden.

**Bedroom 4:** PVCu double-glazed window overlooking delightful rear garden.

**Family Bathroom:** Fully tiled. White suite comprising panelled bath with thermostatic shower over & glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters

Wide Driveway with block paving, providing excellent off-road parking & leading to:

Integral Garage: Recently fitted electric Roll-Up door. Power & light.

Rear Garden: Delightful rear garden predominantly laid to lawn with a large paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy.

Council Tax Band 'E'

Energy Rating 'D'



Fitted Kitchen



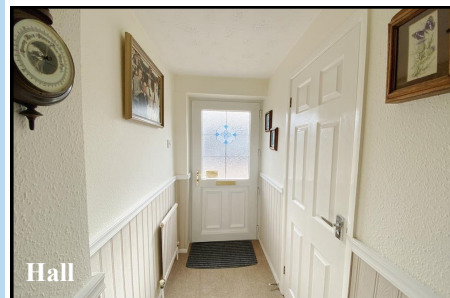
Lounge



Good Parking



Rear Elevation



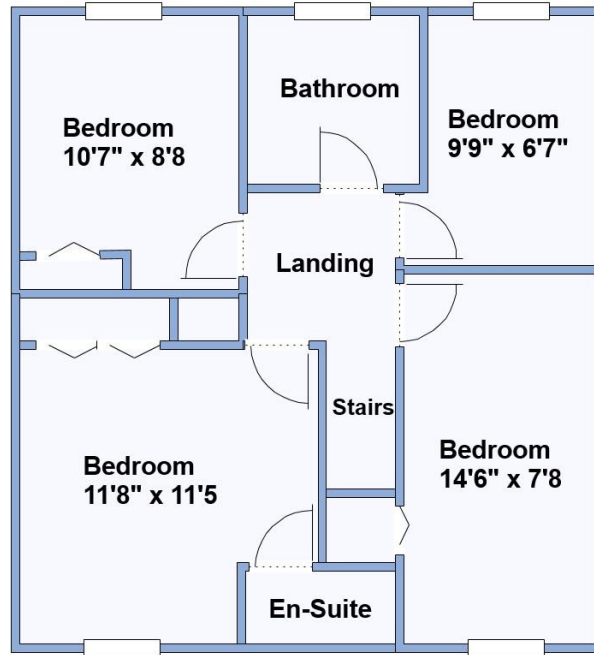
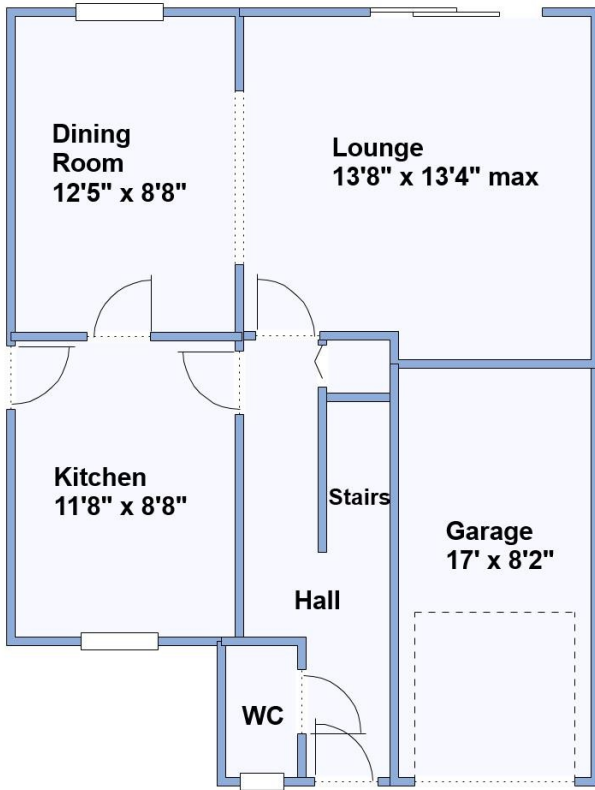
Hall



Cloakroom

**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 W04667





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



