



Spacious Bungalow close to the heart of Village Centre

Tenure: Freehold Approx 90 sq meters (968 sq ft)

**99 Station Road, West Moors,
Ferndown, Dorset. BH22 0HS**

Price £399,950

- Spacious Entrance Hall
- Fitted Kitchen
- Lounge/Dining Room
- Large Conservatory
- 3 Good Bedrooms

- Modern Bathroom & Cloakroom
- Gas Central Heating & Double-Glazing
- Delightful Private Garden
- Excellent 'Off-Road' Parking & Garage
- Close to Shops & Services

Spacious, well maintained detached bungalow occupying a pleasant location close to the heart of West Moors Village Centre with shops & services close to hand. A bright, spacious hall welcomes you into the property and gives access to the well-planned accommodation, with the living room leading to a large conservatory then on to a delightful private garden enjoying a sunny aspect. Outside, the bungalow is approached via a wide driveway providing ample 'off-road' parking & leading to a GARAGE. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Cloaks cupboard. Airing cupboard housing insulated hot water cylinder. Hatch to insulated roof space.

Cloakroom: Half tiled. Wash basin & WC.

Lounge/Dining Room: A light & airy room with ample space for lounge & dining suite. Patio doors to:

Conservatory: A substantial room with double doors leading to the private rear garden.

Kitchen: Situated at the front of the bungalow enabling you to watch the world go by. Range of floor cupboards including a pull-out breakfast table. Matching wall cupboards. Space for dishwasher, washing machine & fridge/freezer. Wall mounted gas boiler (untested). Door to rear garden.

Bedroom 1: PVCu double-glazed window overlooking rear garden. Recessed double wardrobe.

Bedroom 2: PVCu double-glazed window overlooking rear garden. Recessed double wardrobe plus additional range of built in wardrobes.

Bedroom 3: PVCu double-glazed window overlooking front aspect. Recessed double wardrobe.

Bathroom: Modern white suite comprising panelled bath with mixer tap & shower attached. Pedestal wash basin & WC. Chrome heated towel rail.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters & cavity wall insulation.

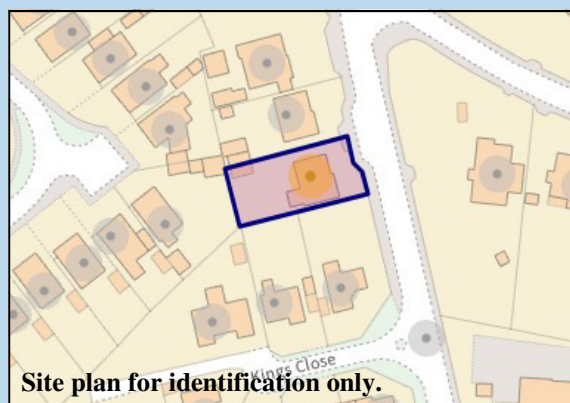
Wide Driveway providing excellent off-road parking & leading to:

Garage: Electric roll-up door & side door.

Rear Garden: Delightful rear garden predominantly laid to shingle with a paved patio to the rear of the bungalow. Well stocked with mature shrub & evergreens and overall, enjoying a good degree of privacy & a sunny aspect. Outside tap. Garden shed.

Council Tax Band 'D'

Energy Rating 'D'



Site plan for identification only.

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 W04683



