

## Exceptionally Spacious 2/3-Bedroom Detached Bungalow in Mature Location

Tenure: Freehold

Approx 147 sq meters (1582 sq ft)

37a Pinehurst Road,  
West Moors, Ferndown. BH22 0AH

**Price £550,000**

- 36' Entrance Hall with excellent storage
- Large Lounge Plus Dining Room
- Sitting Room (Formerly Bedroom 3)
- Fitted Kitchen/Breakfast Room & Utility Room
- 2 Large Double Bedrooms
- En-Suite Shower Room & Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Wide Driveway & Turning Area
- Integral Double Garage with electric door
- Close to Local Amenities
- No Chain!

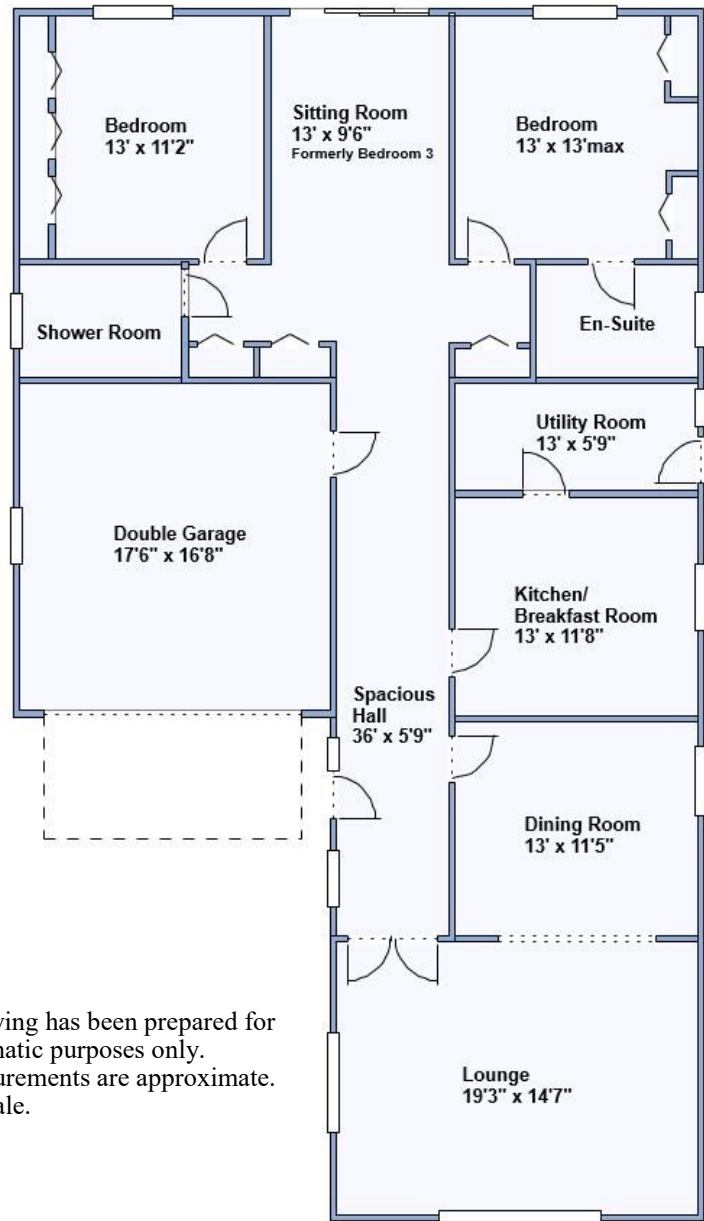
Exceptionally spacious 3-bedroom detached bungalow with a floor area of approximately 1800 sq ft, occupying a mature location near to local amenities. The property offers well-planned accommodation combined with generous room dimensions. Features include a large lounge & dining room, 2 shower rooms and an integral double garage. Viewing highly recommended!

**Accommodation and approximate room sizes:**

- **Exceptional Hall:** 2 Cloaks cupboards. Airing cupboard.
- **Lounge:** A bright, spacious room with wide bay window. Feature fireplace. Archway to:
- **Dining Room:** ample space for a large dining suite.
- **Kitchen:** Range of floor and wall cupboards. Built-in high level Neff oven. Gas hob with cooker hood over. Space for fridge & integrated dishwasher. Ample space for breakfast table.
- **Utility Room:** Plumbing for washing machine & space for tumble dryer. Space for tall fridge/freezer. Wall mounted gas boiler. Range of fitted base units.
- **Sitting Room/Bedroom 3:** Patio doors to rear garden. (Formerly Bedroom 3 which can be easily reinstated)
- **Bedroom 1:** Fitted wardrobes with centre dresser unit.
- **En-Suite Shower Room:** Large shower cubicle with Mira electric shower. Vanity wash basin & WC. Fully tiled.
- **Bedroom 2:** Range of Fitted wardrobes.
- **Shower Room:** Large shower cubicle with Mira electric shower. Pedestal wash basin & WC. Heated towel rail. Fully tiled.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Rear Garden:** Large paved patio running across the rear of the bungalow with steps to lawn with shrub borders. Side access.
- **Wide Driveway & turning area**
- **Integral Double Garage:** Electric up & over door. Door to Hall. Water tap. Hatch to insulated roof space.
- **Council Tax Band 'E'**
- **Energy Rating 'C'**



**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 W04660



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



