

Draft Particulars

Spacious 2-Bedroom Semi-Detached Bungalow in Delightful Location

Tenure: Freehold Approx 60 sq meters (645 sq ft)

21 Oakhurst Close,
West Moors, Ferndown. BH22 0DF

Price £385,000

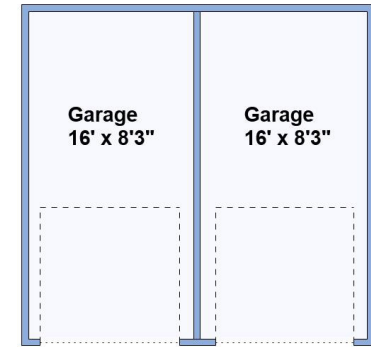
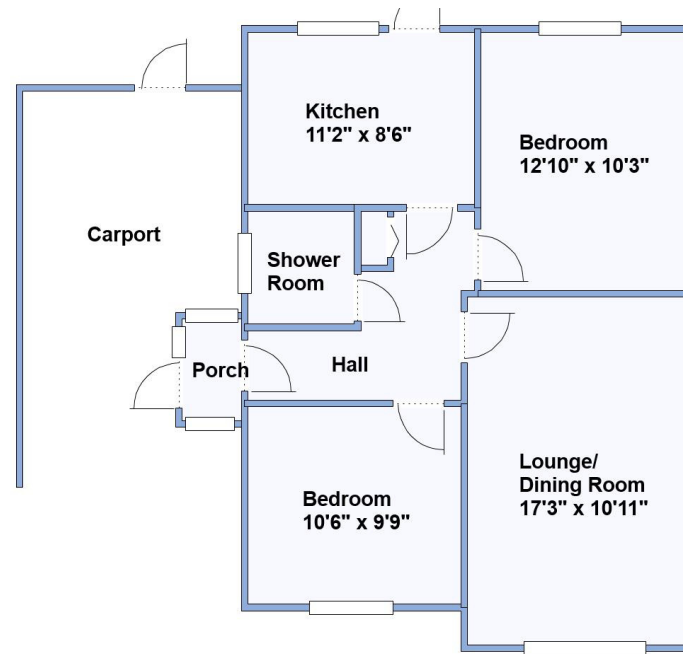
- Spacious Hall
- Lounge/Dining Room
- Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Ample 'Off-Rad' Parking & Carport
- 2 Garages/Workshop
- Close to Local Amenities
- Near to Wooded Walks

Well presented semi-detached bungalow occupying a delightful cul-de-sac location close to protected forest walks. And accessible to comprehensive local amenities.

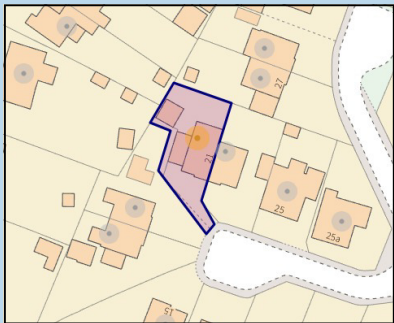
The property offers well-planned accommodation with generous room dimensions and a particular feature of the bungalow is the secluded plot which benefits from ample 'off-road' parking, a carport and twin garages. Viewing recommended!

Accommodation and approximate room sizes:

- **Enclosed Porch**
- **Spacious Hall:** Cupboard housing combination boiler. Hatch to insulated roof space.
- **Kitchen:** Range of floor and wall cupboards. High level double oven, hob & cooker hood. Space for fridge & freezer, washing machine & dishwasher. Door to covered deck & garden.
- **Lounge/Dining Room:** A bright airy room. 4 Wall light points.
- **Bedroom 1:** Double-glazed window overlooking rear garden.
- **Bedroom 2:** Double-glazed window overlooking front garden.
- **Shower Room:** Fully tiled. Modern suite comprising corner shower unit with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing & Cavity Wall Insulation.**
- **Long tarmacadam driveway** providing ample 'off-road' parking & leading to a Carport.
- **Twin Garages:** Up& over doors.
- **Rear Garden:** Mainly laid to artificial lawn & patio with well stocked shrub borders. Garden shed. Side gate.
- **Council Tax Band 'C'** **Energy Rating 'C'**



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



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 W04720