



**Spacious 2-Bedroom Detached Bungalow close to Village Centre**  
**Tenure: Freehold**  
**Approx 76 sq meters (818 sq ft)**

**11 Queens Close,  
West Moors, Ferndown. BH22 0HW**

**Price £385,000**

- Spacious Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Bathroom & Separate WC
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Exceptional Resin Driveway
- Large Garage/Workshop
- Close to Local Amenities
- Near to Wooded Walks & Golf Course

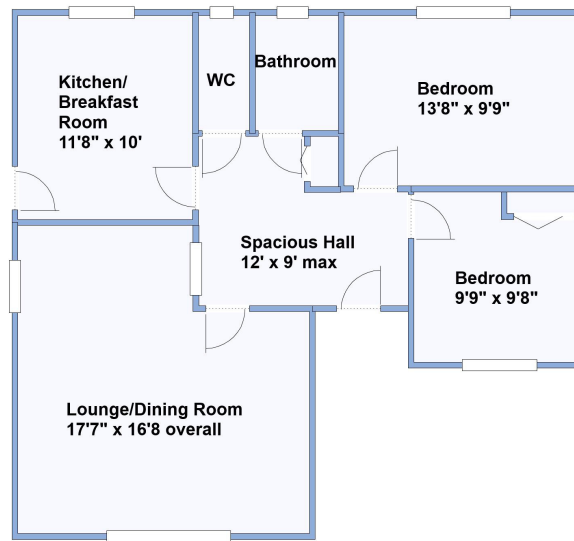


Spacious 2-bedroom detach bungalow occupying an ideal location within walking distance of the comprehensive village centre of West Moors, offering a variety of shops & services. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive.

The property offers well-planned accommodation including a large lounge/dining room & 2-double bedrooms. Outside the bungalow has ample 'off-road' parking with a resin driveway leading to a 24' garage having an electric door. Viewing recommended!

#### Accommodation and approximate room sizes:

- **Spacious Hall:** Airing cupboard. Hatch to insulated roof space.
- **Lounge/Dining Room:** Feature fireplace with gas fire fitted (untested). Serving hatch to kitchen. Pleasant aspect to the front of the bungalow. Electric exterior sun awning.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in Neff double oven, gas hob & cooker hood. Space for tall fridge/freezer, washing machine & dishwasher. Door to garden.
- **Bedroom 1:** PVCu double-glazed window to rear aspect
- **Bedroom 2:** PVCu double glazed window to front aspect. Built-in double wardrobe.
- **Bathroom:** Panelled bath with electric shower over. Vanity wash basin. Fully tiled.
- **Cloakroom:** Wash basin & WC.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing, PVCu soffits, fascias & gutters**
- **Rear Garden:** Mainly laid to lawn with paved patio to the rear of the bungalow. Garden shed. Outside tap.
- **Resin Driveway** providing ample off-road parking.
- **Garage/Workshop:** approx 24' x 8'9". Electric roll-up door. Side door. Power & light.
- **Council Tax Band 'D'      Energy Rating 'D'**



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 W04710