



**DIXON
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Draft Particulars



Character 2-Bedroom Detached Bungalow in Delightful Plot of 0.25 acre
Tenure: Freehold Approx 79 sq meters (849 sq ft)

1 Forest Road,
West Moors, Ferndown. BH22 0EU

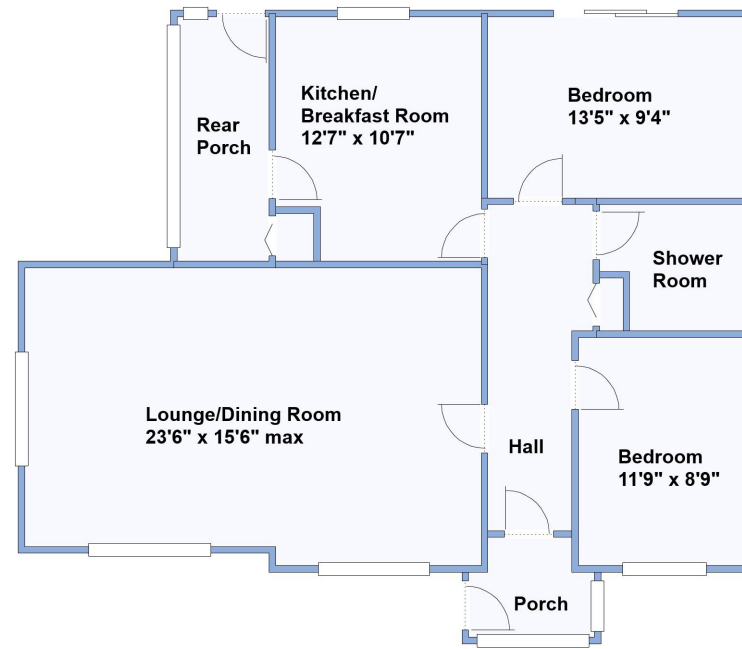
Price £500,000 ‘offers in excess’

- Enclosed Porch & Spacious Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room & Rear Porch
- 2 Double Bedrooms
- Modern Shower Room
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Ample ‘Off-Road’ Parking & Garage
- Excellent Potential for development
- Close to Local Amenities
- Close to Protected Forestry Walks

Detached character bungalow occupying a mature non-estate location, close to protected forest walks & near to local amenities. The property offers a wonderful opportunity to add additional accommodation subject to the necessary planning consents etc. The property offers well-planned accommodation with generous room dimensions and a particular feature of the bungalow is the secluded plot which extends to 0.25 acre & benefits from ample 'off-road' parking, a garage & delightful private garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Enclosed Entrance Porch**
- **Spacious Hall:** Airing cupboard. Hatch to insulated roof space.
- **Lounge/Dining Room:** a large, bright room, feature fireplace.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. High level double oven, hob & cooker hood. Space for fridge/freezer. Floor mounted gas boiler. Door to Large Rear Porch: Plumbing for washing machine. Built-in storage cupboard. Door to rear garden.
- **Bedroom 1:** Fitted wardrobes. Patio doors to rear garden.
- **Bedroom 2:** Fitted wardrobes & high level storage cupboards.
- **Shower Room:** Fully tiled. Modern suite comprising 'walk-in' shower unit with thermostatic shower. Pedestal wash basin & WC. Fully tiled.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing & Cavity Wall Insulation.**
- **Long tarmac driveway** providing ample 'off-road' parking & leading to:
- **Garage:** Up & over doors. Power & light.
- **Rear Garden:** Delightful private garden mainly laid to lawn with paved patio area & raised shrub & flower beds. In all, affording a good degree of sunshine & privacy. Side gate.
- **Secluded Plot** of about 0.25 acre.
- **Council Tax Band 'D'**
- **Energy Rating 'tbc'**



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 W04729



Ample 'off-road' Parking



Front Garden



Delightful Rear Garden

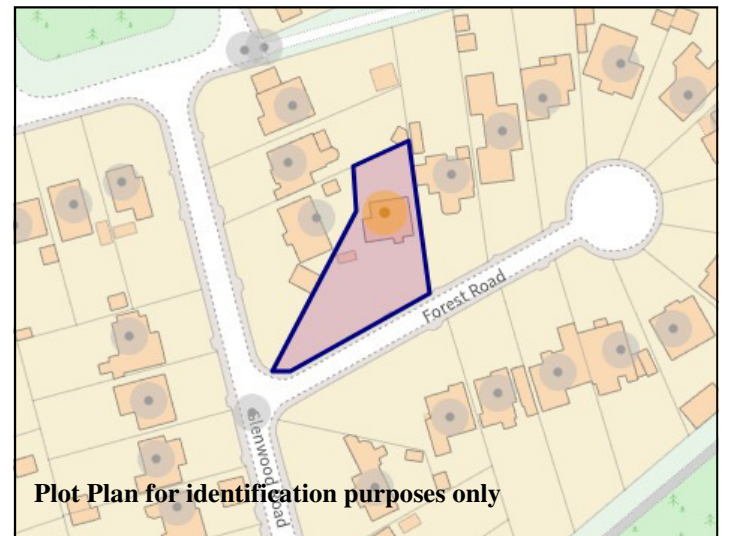
Mature Plot of approx 0.25 acre



Character Bungalow



Rear Elevation



Plot Plan for identification purposes only