



Beautifully Presented 3-Bedroom Detached Bungalow in convenient location

Tenure: Freehold Approx 118 sq meters (1270 sq ft)

**7 Pinehurst Road, West Moors
Ferndown, Dorset. BH22 0AH**

Price £700,000

- Spacious Entrance Hall
- Large Lounge & Dining Room
- Kitchen/Breakfast Room Plus Utility Room
- 3-Double Bedrooms
- Luxury En-Suite Shower Room
- Superb Family Shower Room
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Double Garage
- Delightful Garden
- Ideal Location near to amenities & nature walks

Spacious, beautifully presented detached bungalow, occupying a mature location near to local amenities & protected nature walks. The bungalow offers well-planned accommodation with generous room dimensions including a large lounge & separate dining room. Features include a superb kitchen/breakfast room, fitted utility room & 2 luxury shower rooms. Outside, the property is screened from the road with mature shrubs and is approached via a wide driveway providing ample 'off-road' parking & leading to an integral DOUBLE GARAGE with electric door. The property has a delightful private garden. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Cloaks cupboard. Airing cupboard. Vinyl flooring. Oak internal doors. LED lighting & skirting lighting. Hatch to insulated roof space.

Lounge: Feature living flame gas fire. LED lighting. Double doors to:

Dining Room: LED lighting. Patio doors to rear garden.

Kitchen/Breakfast Room: High quality fitted kitchen with a good range of floor and wall cupboards. Built-in high level Hotpoint double oven & Bosch microwave. Inset gas hob with extractor fan above. Breakfast bar. Integrated dishwasher. Pleasant outlook to rear garden. LED lighting. Door to:

Utility Room: Worktop with cupboards below. Plumbing for washing machine & space for tumble dryer. Wall mounted gas boiler. Space for fridge & freezer. LED lighting. Door to garden.

Bedroom 1: Window overlooking rear garden. Range of built-in wardrobes, high level storage cupboards & drawer units.

Luxury En-Suite Shower Room: Fully tiled. Comprising large walk-in cubicle with rain shower & hand held shower. Vanity wash basin & WC. Chrome heated towel rail. LED lighting.

Bedroom 2: Window overlooking front garden. Large built-in wardrobe with mirror fronted doors.

Bedroom 3: Window overlooking front garden.

Luxury Shower Room: Fully tiled. Comprising large shower with split valve for rain & hand held shower. Custom made vanity units with his & hers sinks & low level WC. Chrome heated towel rail. LED lighting.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters

Wide Driveway with block paving, providing excellent off-road parking/turning area & leading to:

Double Garage: Electric up & over door & rear personal door. Power & light. Water softener.

Rear Garden: Delightful rear garden predominantly laid to lawn with a large paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy.

Council Tax Band 'F'

Energy Rating 'tbc'



Kitchen/Breakfast Room



Quality Kitchen



Covered Porch



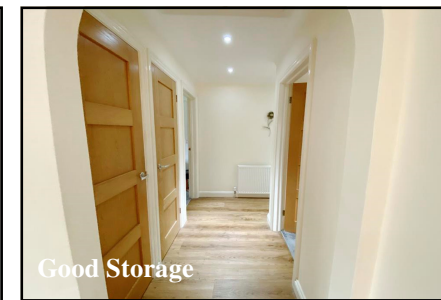
Wide Driveway/Turning Area



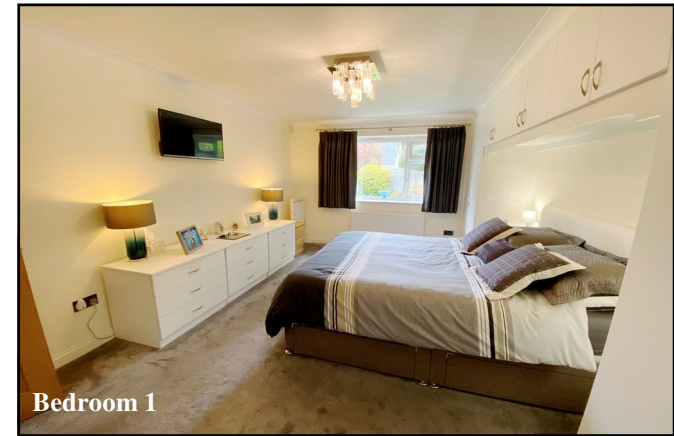
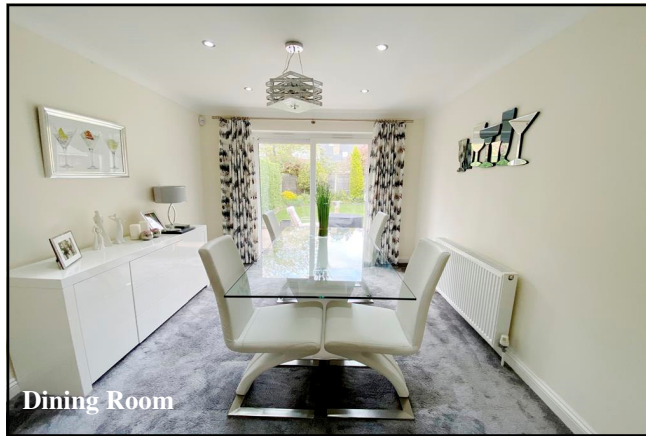
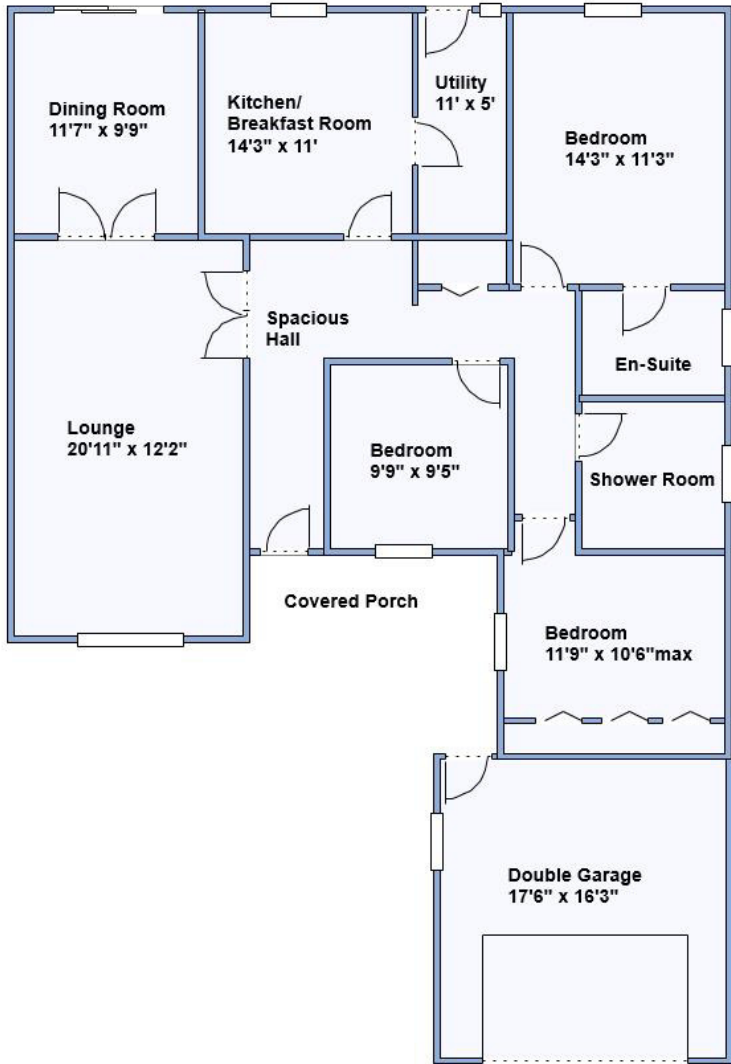
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04767



Spacious Hall



Good Storage



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

