

**Well Presented 4 Bedroom House with Sunny Garden**

Tenure: Freehold      Approx 120 sq meters (1300 sq ft)

**15 Southdown Way, West Moors  
Ferndown, Dorset. BH22 0PL**

**Price £455,000**

- Entrance Hall with Cloakroom
- Lounge with Patio Doors to rear garden
- Dining Room
- Fitted Kitchen
- 4-Good Bedrooms
- En-Suite Shower & Family Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Wide Block Driveway & Garage
- Delightful Mature Garden
- Ideal Location near to amenities & nature walks



Spacious, end terrace house occupying a pleasant location near to local amenities & protected nature walks. The house offers well-planned accommodation with generous room dimensions including a large lounge and adjoining dining room, 4 good bedrooms, cloakroom, en-suite shower & family bathroom. Outside, the house is approached via a driveway providing 'off-road' parking & leading to an integral GARAGE with electric roll-up door. The property has a mature garden which enjoys a sunny aspect.

Occupied by the present owner for circa 30 years! Viewing recommended!

**Accommodation with Brief Description:**

**Entrance Hall:** useful under-stairs Cloaks cupboard. Cupboard housing gas boiler.

**Cloakroom:** Vanity wash basin & WC.

**Lounge:** A good-sized room with feature fireplace & bay window. Archway to:

**Dining Room:** PVCu double-glazed windows & door to rear garden.

**Kitchen:** Range of floor and wall cupboards with inset stainless steel sink unit. Fitted oven with cooker hood above. Pleasant aspect to rear garden. Opening to:

**Utility Room:** Fitted sink unit. Space for washing machine & dishwasher. Space for fridge/freezer. Water softener. Door to integral garage & garden.

**FIRST FLOOR**

**Landing:** Airing Cupboard. Hatch to insulated roof space.

**Bedroom 1:** PVCu double-glazed window overlooking rear aspect. Range of built-in wardrobes & matching drawer units.

**En-Suite Shower:** Fully tiled. Shower cubicle with thermostatic shower. Vanity wash basin & WC. Heated towel rail.

**Bedroom 2:** PVCu double-glazed window overlooking front aspect. Recessed double wardrobe.

**Bedroom 3:** PVCu double-glazed window overlooking rear garden. Recessed double wardrobe.

**Bedroom 4:** PVCu double-glazed window overlooking front aspect.

**Family Bathroom:** Fully tiled. White suite comprising panelled bath with thermostatic shower over & glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail.

**Gas Central Heating** (system untested)

**PVCu Double-Glazing, PVCu soffits, fascias & gutters**

**Driveway** providing 'off-road' parking & addition side parking area.

**Integral Garage:** Electric Roll-Up door. Power & light. Door to utility room & rear garden.

**Rear Garden:** Mature rear garden predominantly laid to lawn with a large paved patio to the rear of the house. Well stocked shrub borders and enjoying a sunny aspect. Outside tap. Side gate.

**Council Tax Band 'E'**

**Energy Rating 'fbc'**



Fitted Kitchen



Lounge



Good Parking



Hall

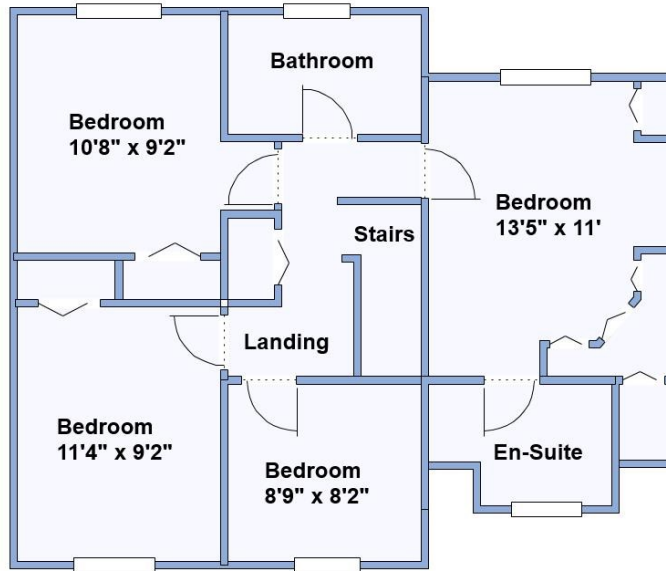
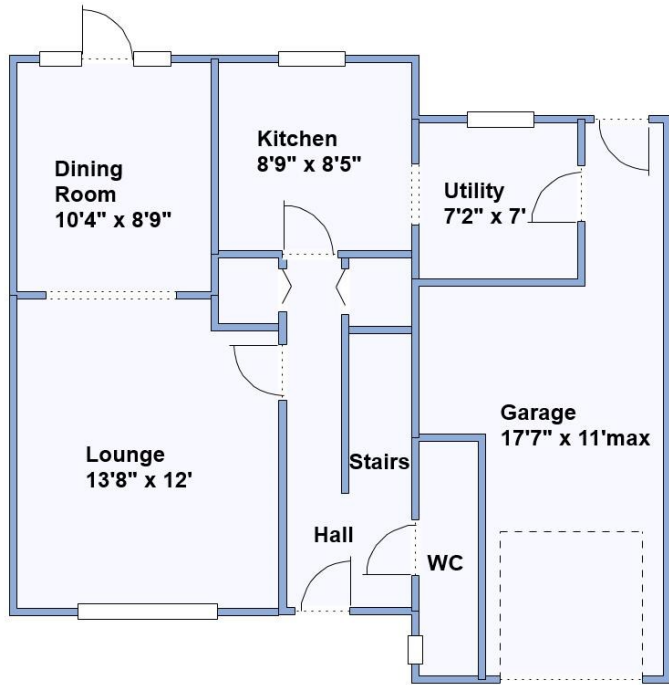


Utility Room



**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 W04777





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





