



**Spacious 3-Bedroom Detached Bungalow in delightful road close to Village Centre**

**Tenure: Freehold**

**Approx 119 sq meters (1280 sq ft)**

**28 Arnold Road,  
West Moors, Ferndown. BH22 0JX**

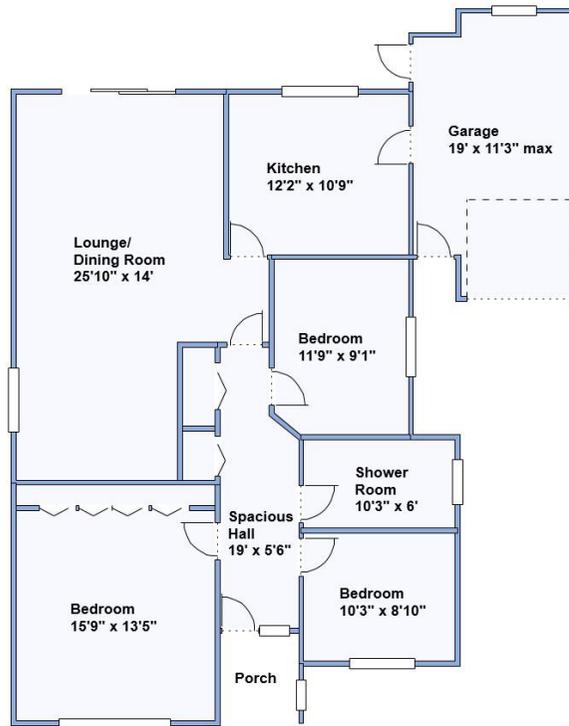
**Price £485,000**

- Open Porch & Spacious Hall
- Large Lounge/Dining Room
- Kitchen/Breakfast Room
- 3-Double Bedrooms
- Shower Room
- Small Private Garden with sunny aspect
- Gas Central Heating
- PVCu Double-Glazing
- Block Driveway & Garage
- Close to Local Amenities
- Near to Wooded Walks
- No Chain!

Spacious, well presented detached Bungalow occupying an ideal location being in a favoured road, just a short walk from the comprehensive village centre of West Moors, with shops, café's, general services & regular bus routes. Close by is the Castleman Trailway a protected forest walk. Nearby road connections provide easy access to the seaside resorts of Bournemouth & Poole together with the New Forest National Park. Viewing recommended!

**Accommodation and approximate room sizes:**

- **Open Entrance Porch:** quarry tiled floor & night light.
- **Spacious Hall:** Cloaks cupboard & Double boiler/airing cupboard.
- **Lounge/Dining Room:** Feature fireplace. Patio door to rear garden. Ample space for lounge & dining suites.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. High level double oven, gas hob with cooker hood over. Integrated dishwasher & space for fridge. LED spot lights. Door to garage.
- **Bedroom 1:** Large fitted wardrobe. Window to front elevation.
- **Bedroom 2:** Laminate flooring. Window to front elevation.
- **Bedroom 3:** Laminate flooring. Window to side aspect.
- **Shower Room:** Modern 'wet room' style shower with fully tiled walls & heat sealed floor. Vanity wash basin & WC. Chrome heated towel rail. LED spot lights. Hatch to insulated roof space with ladder fitted.
- **Gas Central Heating (system untested) & Double-Glazing**
- **Solar Panels:** Owned by the property providing free electricity during day light hours & a small financial return.
- **Rear Garden:** Delightful private garden enjoying a sunny aspect. Paved patio area with the remainder laid to lawn with shrub borders. Garden Shed.
- **Block driveway** providing excellent 'off-road' parking.
- **Garage:** Up & over door. Plumbing for washing machine. Door to kitchen & door to garden.
- **Council Tax Band 'E'**
- **Energy Rating 'B'** (a very energy efficient rating!)



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 W04782

