

Spacious 4-Bedroom Detached House with Stylish Interior Design

Tenure: Freehold Approx 106 sq meters (1146 sq ft)

**29 Ashurst Road, West Moors
Ferndown, Dorset. BH22 0LR**

Price £525,000

- Spacious Entrance Hall
- Large Lounge
- Kitchen/Diner PLUS Snug
- Utility/Shower Room
- 4-Good Bedrooms
- Bathroom with Separate Shower
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Integral Store
- Delightful Mature Garden with Large Garden Room
- Ideal Location near to amenities & forest walks

Spacious, beautifully presented 4-bedroom detached house occupying a mature, non-estate location near to local amenities & protected forest walks. On entering the property, the high quality Amtico flooring sets the tone for the stylish interior living space, which has the option of being 'open-plan' by way of a clever, retracting room dividing wall plus a recent extension creating a 'Snug' with it's vaulted ceiling, sky-light window & wide patio doors which bring the garden into the home. Outside, the property has a wide driveway, useful store & a good-sized rear garden with a substantial Garden Room which can have a number of uses such as 'work from home', gym or entertaining space. Viewing recommended!

Accommodation with Brief Description:

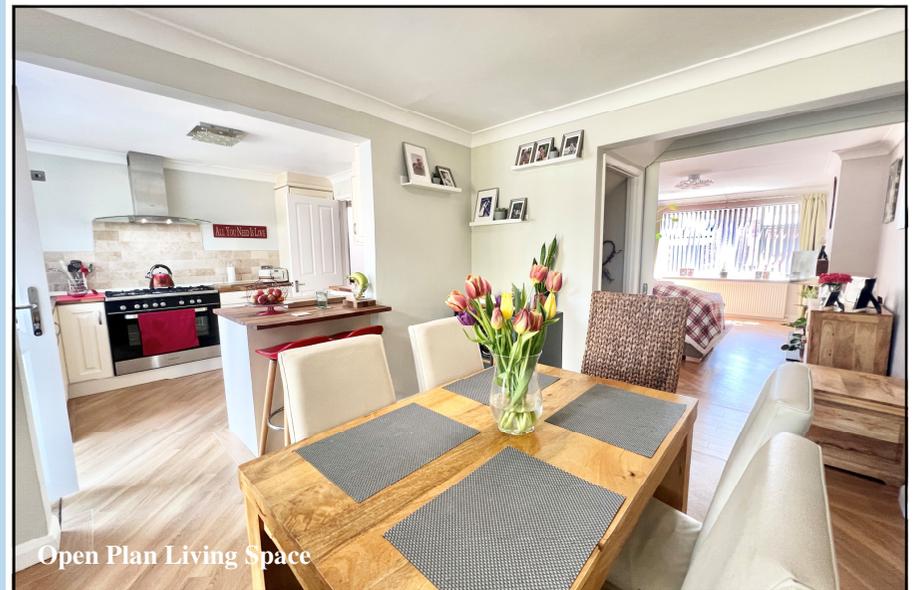
Spacious Entrance Hall: Amtico flooring throughout the house. Stairs to first floor.
Lounge: A bright, good-sized room with ornamental fireplace. Amtico flooring. Pocket sliding wall divider providing the option of an 'open-plan' living space connecting to:
Kitchen/Diner: Range of floor and wall cupboards. Kenwood extra wide oven with gas hob & cooker hood above. Integrated dishwasher & fridge. Breakfast bar. Ample space for dining suite & opening to:
Snug: A recent addition with matching Amtico flooring. Vaulted ceiling with sky-light window & LED spot lights. 2 sets of patio doors to rear garden.
Utility/Shower Room: Fitted wall & base units. Space for washing machine & tumble dryer. Corner shower cubicle & WC. Wall mounted combination gas boiler. Door to integral store.

FIRST FLOOR

Landing: Airing cupboard. Hatch to insulated roof space.
Bedroom 1: PVCu double-glazed window overlooking rear garden. Amtico flooring.
Bedroom 2: PVCu double-glazed window overlooking front aspect. Amtico flooring.
Bedroom 3: PVCu double-glazed window to front aspect. Amtico flooring.
Bedroom 4: PVCu double-glazed window overlooking rear garden. Amtico flooring.
Family Bathroom: Larger than average bathroom with white suite comprising double ended bath with mixer tap & hand shower. Pedestal wash basin & WC. Separate shower cubicle. LED spot lights.
Gas Central Heating (system untested). PVCu Double-Glazing, PVCu fascia boards & gutters
Wide Driveway providing ample off-road parking & leading to:
Integral Store: Up & over door. Power & light. Door to: Utility Room.
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 soft play area. Substantial **GARDEN ROOM:** Ideal for home office/gym/extra entertaining space. Useful garden store room.
Council Tax Band 'E'
Energy Rating 'tbc'



Spacious Hall



Open Plan Living Space



Good Sized Driveway



Plot Plan for identification only.



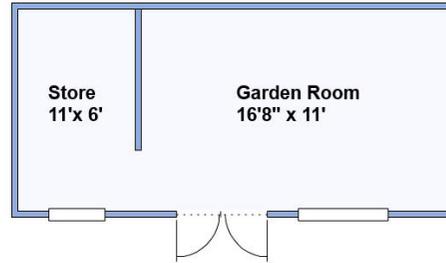
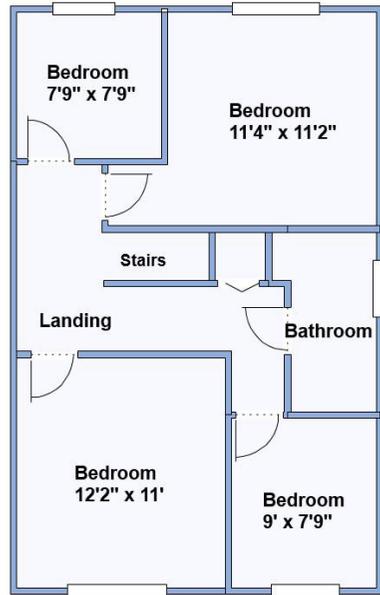
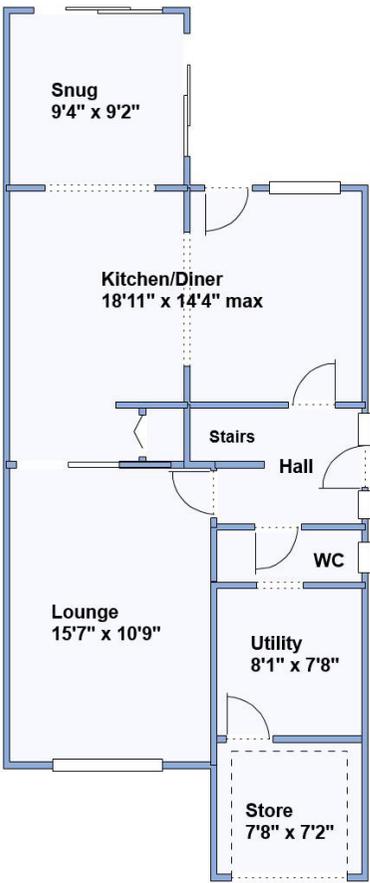
Large Garden Room



Utility/Shower 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 W04783



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





Rear Elevation



Patio Area



Sunny Garden with Soft Play Area



Doors From Garden Room