

## Pristine 3-Bedroom Detached Bungalow in Pleasant Location

Tenure: Freehold

Approx 106 sq meters (1145 sq ft)

39 Uplands Road, West Moors,  
Ferndown, Dorset. BH22 0BU

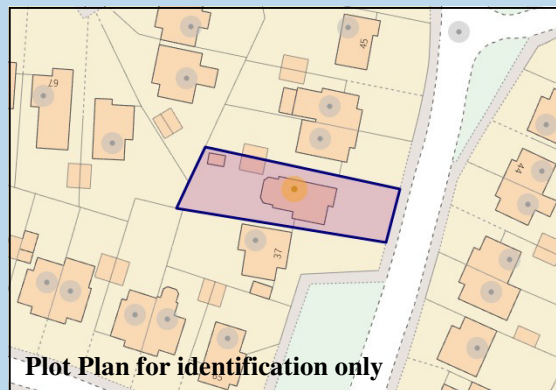
**Price £485,000**

- Spacious Entrance Hall
- Lounge/Dining Room
- Large Conservatory
- Fitted Kitchen
- 3 Good Bedrooms
- Superb Shower Room
- Gas Central Heating & Water Softener
- PVCu Double –Glazing
- Driveway, Parking & Garage
- Wonderful Landscaped Private Garden
- Quiet Residential Area
- Close to Village Centre & Forest

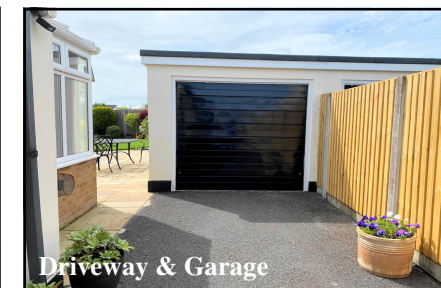
Spacious, beautifully presented, 3 Bedroom Detached Bungalow occupying a very pleasant location near to local amenities, protected forest walks & the Castlemain Trailway. The property offers well-planned accommodation with generous room dimensions and has been beautifully maintained and improved by the current owner. Outside, the bungalow is set on delightful landscaped gardens which enjoys a sunny aspect & a good degree of privacy. A wide driveway offers excellent 'off-road' parking and a wrought iron gate gives access to the garage. Viewing recommended!

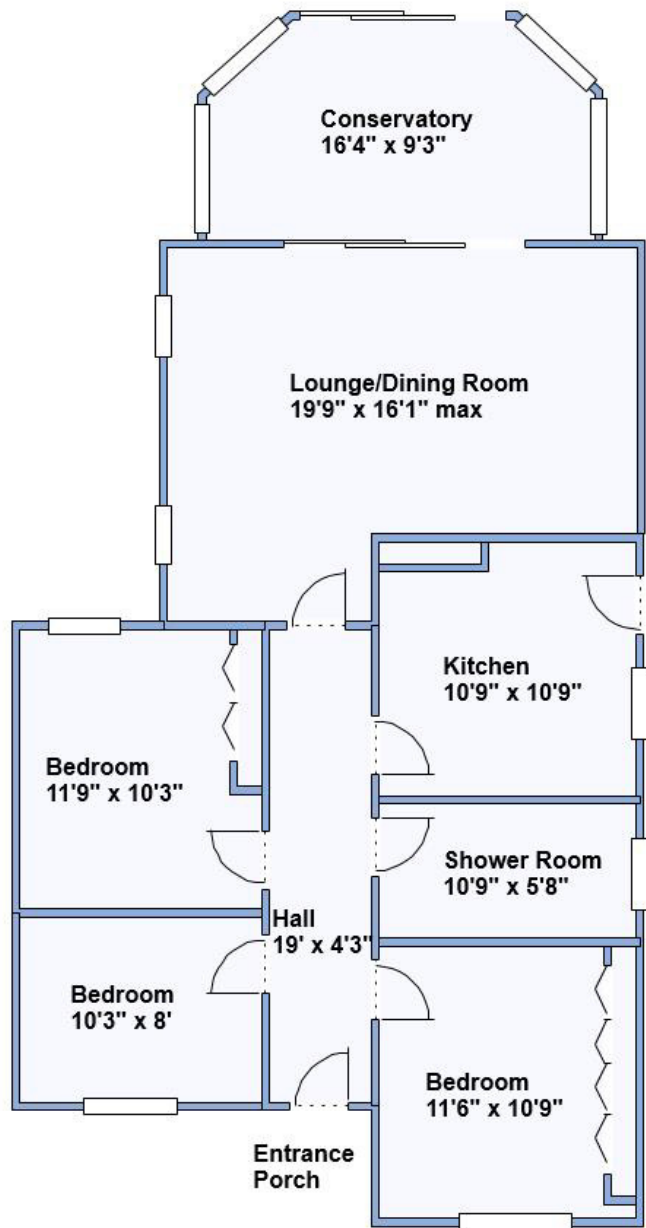
**Accommodation and approximate room sizes:**

- **Spacious Hall:** Storage cupboard. Hatch to insulated roof space with ladder fitted, boarded & lighting installed. Feature leaded bevel glass internal doors to kitchen & to:
- **Lounge/Dining Room:** A large bright, airy room with ample space for lounge & dining suite. Wide Patio doors to:
- **Conservatory:** An exceptionally spacious conservatory which brings the garden into the home. Gas wall heater. Vinyl flooring. Wide Patio door to wonderful landscaped garden.
- **Kitchen:** Range of shaker style floor and wall cupboards including useful pan drawers. Roll top worktops with inset 1.5 bowl sink unit. Plumbing for washing machine. High level built-in double oven. High level built-in microwave. Ceramic electric hob with cooker hood over. Space for fridge & freezer. LED inset spot lights. Water softener. Wall mounted Worcester combination gas boiler. Door leading to driveway & garden.
- **Bedroom 1:** Large built-in wardrobes. Window to front aspect.
- **Bedroom 2:** Large built-in wardrobe. Window to rear aspect.
- **Bedroom 3:** Fitted desk & high level storage cupboards. Window to front aspect.
- **Shower Room:** (formerly a bathroom) Spacious shower room with corner shower unit having thermostatic shower valve. Custom fitted vanity wash basin with cupboards, mirror fronted cabinets & WC. Chrome heated towel rail. Fully tiled walls. LED spot lights.
- **PVCu Double-Glazing & PVCu Soffits & Fascias**
- **Gas Central Heating (system untested) & Cavity Wall Insulation**
- **Smooth Plastered Ceilings throughout. LED spot lights.**
- **The Rear Garden** has an area laid to patio, with Indian Sandstone slabs, immediately to the rear of the bungalow, with the remainder laid to a shaped lawn & flower and shrub borders. Outside lighting, water tap & side gate. Large timber shed/workshop. Small garden tool store.
- **The front of the property** has a wide driveway providing ample 'off-road' parking.
- **GARAGE:** Up & over door
- **Council Tax Band 'D'**
- **Energy Rating 'tbc'**



**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 W04787





This plan has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



Delightful Garden



Good Plot



Rear Elevation



Beautifully Presented Bungalow