

Well Presented 3-Bedroom Semi-Detached Bungalow with Delightful Garden

Tenure: Freehold

**10 Heatherdown Way,
West Moors, Ferndown, Dorset. BH22 0DB**

Price £415,000

- Entrance Hall
- Lounge PLUS Dining Area
- Fitted Kitchen
- 3 Good Bedrooms
- Modern Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Driveway, Carport & Garage
- Delightful Rear Garden
- Near to local amenities
- Close to Protected Forest Walks
- Viewing recommended!

Spacious, semi-detached bungalow occupying a good-sized plot in a quiet residential area near to local amenities, and a short distance from protected forest walks.

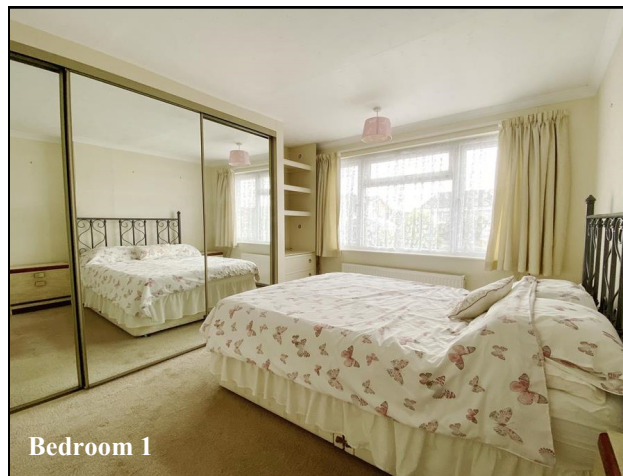
The property is well presented throughout and has been skilfully extended to create a large living space with patio doors leading to a delightful private garden. Features include gas central heating, PVCu double-glazing & PVCu soffits & fascias. The bungalow benefits from a long block driveway leading to a Carport & Garage. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard. Hatch to insulated roof space with light & ladder fitted.
- **Lounge:** Feature fireplace with electric fire. Leading to:
- **Dining Area:** Wide patio doors to delightful garden.
- **Kitchen:** Good range of floor and wall cupboards. Built-in high level oven, gas hob & cooker hood. Space for dishwasher, washing machine & fridge. Wall mounted Glow-Worm gas boiler. Door to side driveway & Carport. Window overlooking rear garden.
- **Bedroom 1:** Built-in wardrobes & dresser unit. Window to front aspect.
- **Bedroom 2:** Built-in wardrobe. Window side aspect.
- **Bedroom 3:** Built-in wardrobe. Window to front aspect.
- **Shower Room:** Fully tiled. Separate shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating (New boiler 2023)**
- **PVCu Double-Glazing installed 2019**
- **Rear Garden:** Paved patio to the rear of the property with the remainder laid to lawn having well stocked shrub borders. Ornamental fish pond & rockery. Garden Shed. In all, the garden enjoys a sunny aspect good degree of privacy.
- **Block Driveway leading to: Carport: approx 21' x 8'**
- **Garage: approx 18' x 8'3"**. Up & over door & side door.
- **Council Tax Band 'C'**
- **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. W04820





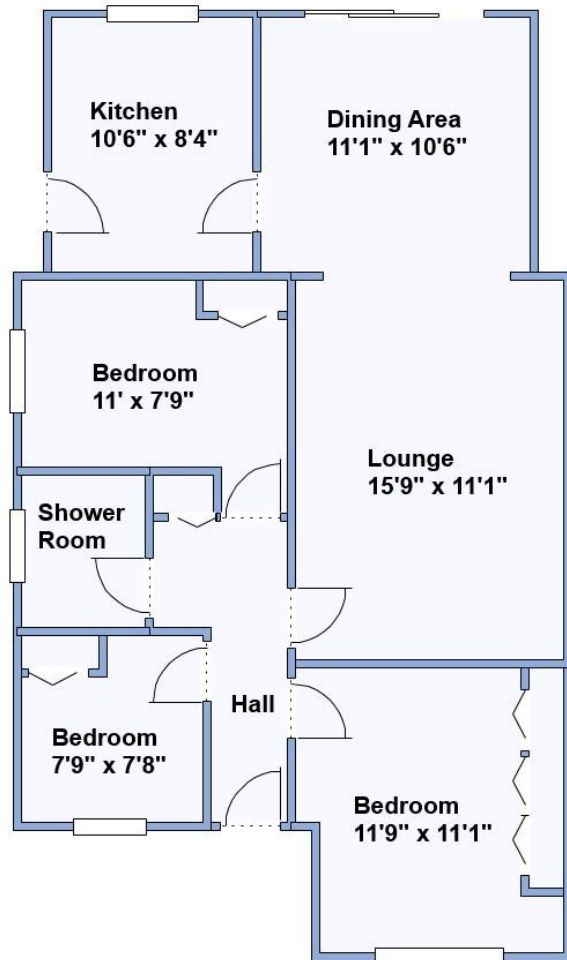
Carport & Garage



Private Garden

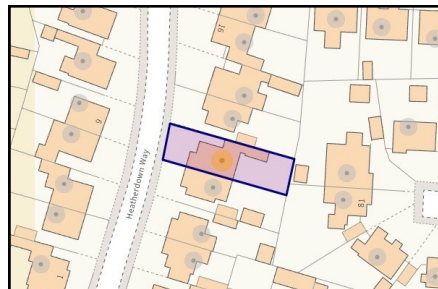


Delightful Garden



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

Plot plan for identification purposes only.



Rear Elevation