

## Character 3-Bedroom House with Delightful Garden

Tenure: Freehold

Approx 116 sq meters (1248 sq ft)

Approx 0.15 Acre Plot

56 Glenwood Road, West Moors  
Ferndown, Dorset. BH22 0EW

**Price £675,000**

- Entrance Hall with Cloakroom
- Lounge with double doors to rear garden
- Dining Room with bay window
- Fitted Kitchen leading to Breakfast Room
- 3-Good Bedrooms
- Family Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Wide 'In-Out' Driveway, Carport & Garage
- Delightful Mature Garden
- Ideal Location near to amenities & forest walks

A fine, detached character house occupying an established location near to local amenities & protected forest walks. The house retains many of its original features & offers well-planned accommodation with generous room dimensions including a large through lounge which leads to a delightful private garden. The house offers potential for extending & re-modelling subject to the necessary consents. Outside, the house is approached via a wide 'in-out' driveway providing ample 'off-road' parking & leading to a Carport & GARAGE. The property has a mature garden which enjoys a sunny aspect & the plot extends to approximately 0.15 acre. Viewing recommended!

**Accommodation with Brief Description:**

**Entrance Hall:** useful under-stairs Cloaks cupboard. Oak flooring. Feature stained glass windows.

**Cloakroom:** Wash basin & WC.

**Through Lounge:** A good-sized room with feature fireplace & bay window. Double doors to rear garden.

**Dining Room:** Square bay window & feature cast iron fireplace.

**Kitchen:** Range of floor and wall cupboards with inset steel sink unit. Fitted oven & hob. Plumbing for dishwasher. Pleasant aspect to rear garden. Opening to:

**Utility/Breakfast:** Good range of floor & base cupboards. Fitted sink unit. Space for washing machine. Space for fridge/freezer. Door to rear garden.

**FIRST FLOOR**

**Landing:** Feature stained glass window.

**Bedroom 1:** PVCu double-glazed bay window overlooking front aspect. Range of built-in wardrobes. Feature cast iron fireplace.

**Bedroom 2:** PVCu double-glazed bay window overlooking front aspect. Built-in wardrobes. Feature cast iron fireplace.

**Bedroom 3:** PVCu double-glazed window overlooking rear garden. Built-in airing cupboard.

**Family Bathroom:** Fully tiled. White suite comprising panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC. Hatch to insulated roof space.

**Gas Central Heating** (New Worcester Gas Boiler 2022, system untested) & PVCu Double-Glazing

**Wide 'In-Out' Driveway** providing excellent 'off-road' parking leading to a Carport & giving access to:

**Attached Garage:** Up & over door. Power & light.

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

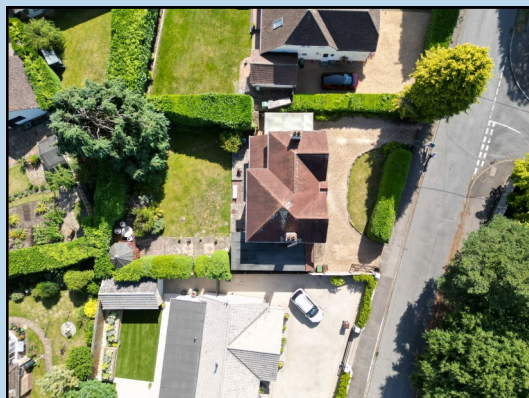
**Council Tax Band 'E' Energy Rating 'E'**



Fitted Kitchen

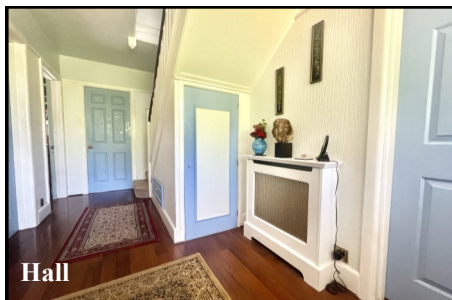


Lounge



Plot Plan for identification purposes only

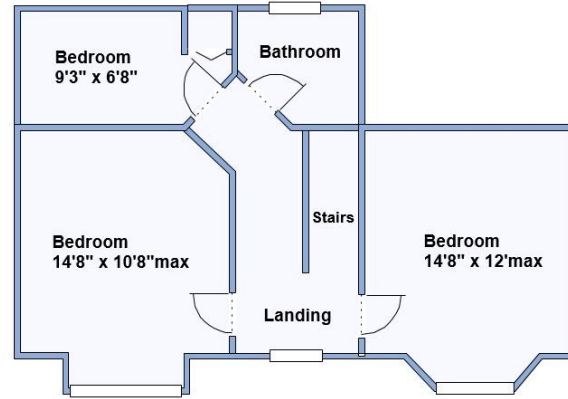
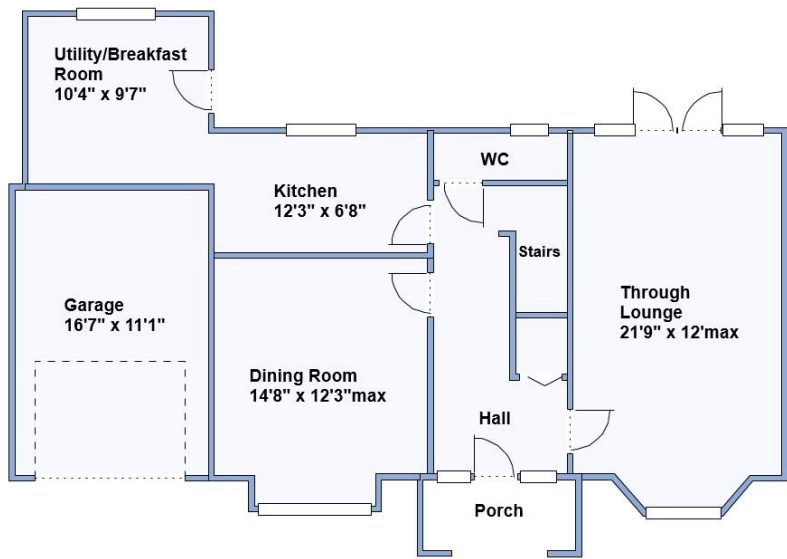
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04848



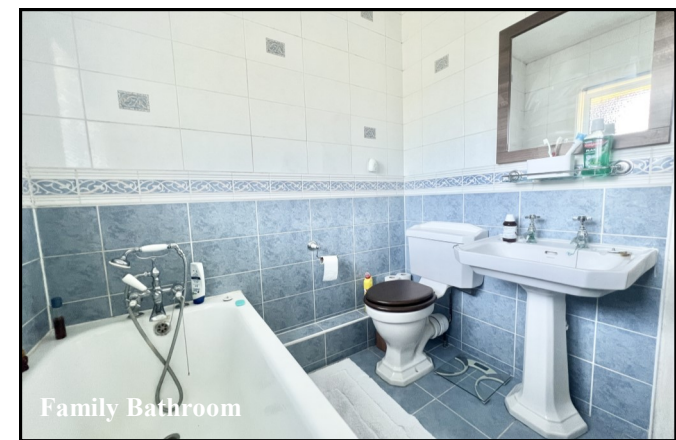
Hall



Utility Room



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





Mature Road close to Forest



Mature Garden



Delightful Private Garden



'In-Out' Driveway