Draft Particulars

Spacious 3-Bedroom Detached Bungalow close to Village Centre

Tenure: Freehold   **Approx 84 sq meters (904 sq ft)**   **Built circa 2003**

10 Firs Glen Road,
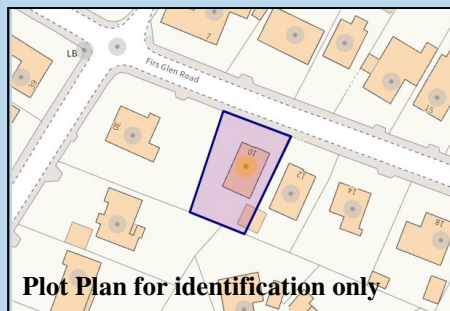**West Moors, Ferndown. BH22 0ED**

Price £450,000

- Spacious Hall
- Lounge/Dining Room with doors to garden
- Kitchen/Breakfast Room
- 3-Good Bedrooms
- En-Suite Shower Room
- Bathroom

- Gas Central Heating
- PVCu Double-Glazing
- Driveway & GARAGE
- Private Garden with sunny aspect
- Close to Shops & Services & Forest Walks
- No Chain!

Spacious 3-double bedroom detached bungalow, built circa 2003, occupying an ideal location just a short walk from shops & services within West Moors village centre & protected forest walks. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive.
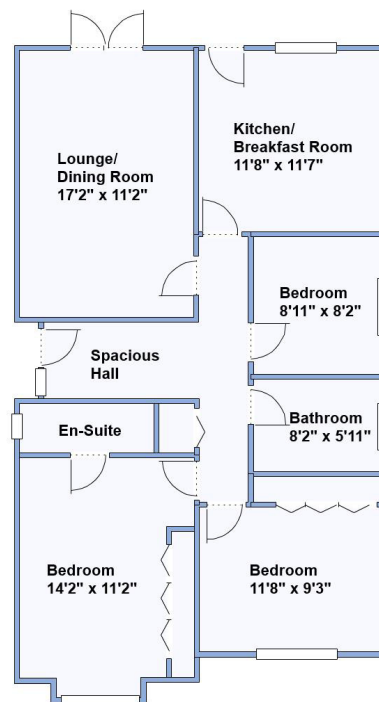
The property offers well-planned accommodation including a lounge/dining room backing onto the rear garden, en-suite shower room & family bathroom. Outside the bungalow has 'off-road' parking, a garage & private garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Hall:** Airing cupboard. Hatch to roof space with ladder.
- **Lounge/Dining Room:** Feature fireplace. Doors to garden.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Space for washing machine & fridge. Cupboard housing gas boiler. Door to garden.
- **Bedroom 1:** Built-in wardrobes. Front aspect bay window.
- **En-Suite Shower Room:** Mira shower unit. Wash basin & WC. Fully tiled.
- **Bedroom 2:** Built-in wardrobe. Front aspect window.
- **Bedroom 3:** Side aspect window.
- **Bathroom:** Panelled bath, wash basin & WC.
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing, PVCu soffits, fascias & gutters**
- **Rear Garden:** Mainly laid to lawn with paved patio surrounded by mature shrubs & evergreens. Outside tap.
- **Driveway providing ample off-road parking & leading to:**
- **Garage:** approx 18' x 8'9". Up & over door & side door.
- **Council Tax Band 'E'**
- **Energy Rating 'D'**

Plot Plan for identification only

The Property Ombudsman

Lounge/Dining Room 17'2" x 11'2"

Kitchen/Breakfast Room 11'8" x 11'7"

Spacious Hall

Bedroom 8'11" x 8'2"

En-Suite

Bathroom 8'2" x 5'11"

Bedroom 14'2" x 11'2"

Bedroom 11'8" x 9'3"

This drawing has been prepared for diagrammatic purposes only. Not to scale.

Kitchen/Breakfast Room

Family Bathroom

Lounge/Dining Room

Private Garden

Rear Elevation