

## 3-Bedroom Detached Character Bungalow with Scope to Improve in Pleasant Location

**Tenure: Freehold**

**Approx 89 sq meters (958 sq ft)**

7 Belle Vue Grove,  
West Moors, Ferndown, Dorset. BH22 0EF

**Price £550,000**

- Entrance Porch
- Spacious Hall
- Lounge & Dining Room
- Kitchen
- 3 Good Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway, Carport & 2 Garages
- Delightful Rear Garden with sunny aspect
- Potential for loft conversion subject to consents
- Close to Protected Forest Plantation
- Mature Cul-de-Sac Location



**Character 3-bedroom detached bungalow occupying a good-sized plot in a delightful quiet cul-de-sac, near to local amenities and steps from protected forest walks.**

**The property offers well-planned accommodation, has scope for improvement and offers a new owner the chance to place their own stamp on the property. Outside, the bungalow has a pleasant garden which enjoys a sunny aspect & a good degree of privacy. Viewing recommended!**

#### **Accommodation and approximate room sizes:**

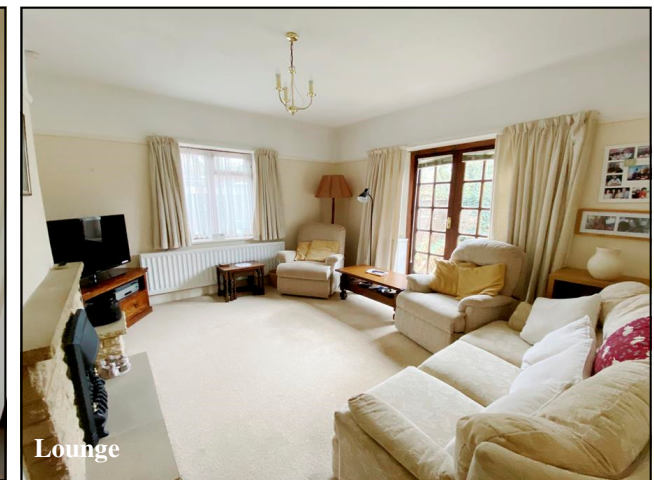
- **Arched Porch with night light & quarry tiled floor.**
- **Spacious Hall:** Airing cupboard. Hatch to insulated roof space with ladder.
- **Lounge:** Feature fireplace with gas fire. Doors to garden.
- **Dining Room:** Feature fireplace & display shelving.
- **Kitchen:** Good number of floor and wall cupboards. High level Zanussi Double Oven, electric hob with hood above. Space for washing machine & fridge/freezer. Cupboard housing gas boiler. Door to garden.
- **Bedroom 1:** Built-in wardrobe. Window to front aspect.
- **Bedroom 2:** Window & door to rear aspect.
- **Bedroom 3:** Window to rear aspect.
- **Bathroom:** Part tiled. Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC.
- **Gas Central Heating** (system untested) & **Double-Glazing**
- **Rear Garden:** Delightful, mature gardens mainly laid to lawn having well stocked shrub borders. The garden has a plot size of approx 0.22 acre & enjoys a good degree of privacy with a sunny aspect. Garden Shed. Outside tap. Side gates.
- **Driveway** providing ample 'off-road' parking & leading to:
- **Carport & 2 Garages**
- **Council Tax Band 'E'**
- **Energy Rating 'D'**



**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. W04898



**Spacious Hall**



**Lounge**



**Kitchen**



**Dining Room**



**Lots of Potential**



**Mature Cul-de-Sac**



