



Well Presented 3/4-Bedroom Character Bungalow with Delightful Garden

Tenure: Freehold

Approx 139 sq meters (1500 sq ft)

Plot: Approx 0.20 acre

**49 Moorlands Road, West Moors
Ferndown, Dorset. BH22 0JN**

Price £675,000

- Entrance Hall with Cloakroom
- Stylish 'Open-Plan' Living Space
- Separate Lounge/Bedroom 4
- 3-Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Ample 'Off-Road' Parking & Attached Garage
- Delightful Mature Garden approx 70' x 50'
- Ideal Location near to amenities & forest walks
- Potential for further development
- No Chain!

Spacious, well presented 3/4-bedroom detached character bungalow occupying a large plot in one of West Moors most sought-after roads, being near to local amenities & protected forest walks. West Moors is a thriving village surrounded by greenbelt and yet within easy access to nearby towns such as Ferndown, Ringwood & Wimborne. Bournemouth, Poole & the New Forest National Park are within easy reach. The bungalow offers well-planned accommodation with generous room dimensions including a stunning 'open-plan' living space ideal for modern living. Should additional accommodation be required, this property has the potential for a loft conversion subject to the necessary consents. Features include exceptional parking, garage & a 70' mature, private garden.

Modernised & cherished by the present owners for 20 years! Viewing recommended!

Accommodation with brief description:

Entrance Hall: Newly fitted carpet.

Cloakroom: Pedestal wash basin & WC with high level cistern with chrome piping. Half tiled walls.

'Open Plan' Living Space: Stylish 'open-plan' living space for modern living, with feature bi-fold doors leading to the rear garden plus an atrium roof window flooding the room with natural light. The modern fitted kitchen offers a good range of floor and wall cupboards with inset sink unit. Space for range style cooker & tall fridge/freezer with plumbing for dishwasher & washing machine. Tiled flooring & LED spot lights.

Lounge/Bedroom 4: Feature fireplace with log burning stove (untested). Wide bay window.

Bedroom 1: Double-glazed window overlooking side aspect. Feature fireplace.

En-Suite Shower/Dressing Room: Recently installed with high quality suite. Large walk-in Shower with thermostatic shower. Pedestal wash basin & WC. Triple wardrobe housing Vaillant gas boiler.

Bedroom 2: Double-glazed bay window overlooking front aspect. Large range of built-in wardrobes.

Bedroom 3: Double-glazed window overlooking rear garden.

Family Bathroom: Victorian style bathroom with free standing double ended roll-top bath with mixer tap with shower attachment. Pedestal wash basin & WC. Large separate shower cubicle with Victorian style thermostatic shower valve. Heated towel rail.

Gas Central Heating ('A' rated boiler 2015) & PVCu Double-Glazing

Wrought iron electric gate provides access to wide driveway providing exceptional, secure 'off-road' parking for a number of vehicles & leading to:

Attached Garage: Electric roll-up door plus manual roll-up door to the rear. Power & light.

Rear Garden: Mature rear garden predominantly laid to lawn with a paved patio & decking. Well stocked shrub borders & tall fencing provide a high degree of privacy & the garden enjoys a sunny aspect. Garden Shed. Hot & cold water taps. Side access.

Council Tax Band: 'D' Energy Rating: 'C'



Modern Kitchen



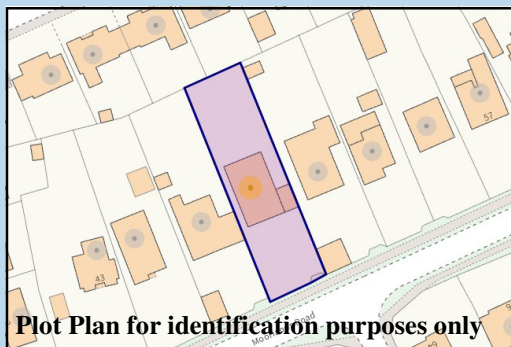
Lounge Area with Atrium Roof Window



'Open-Plan' Living Space



Modern Kitchen



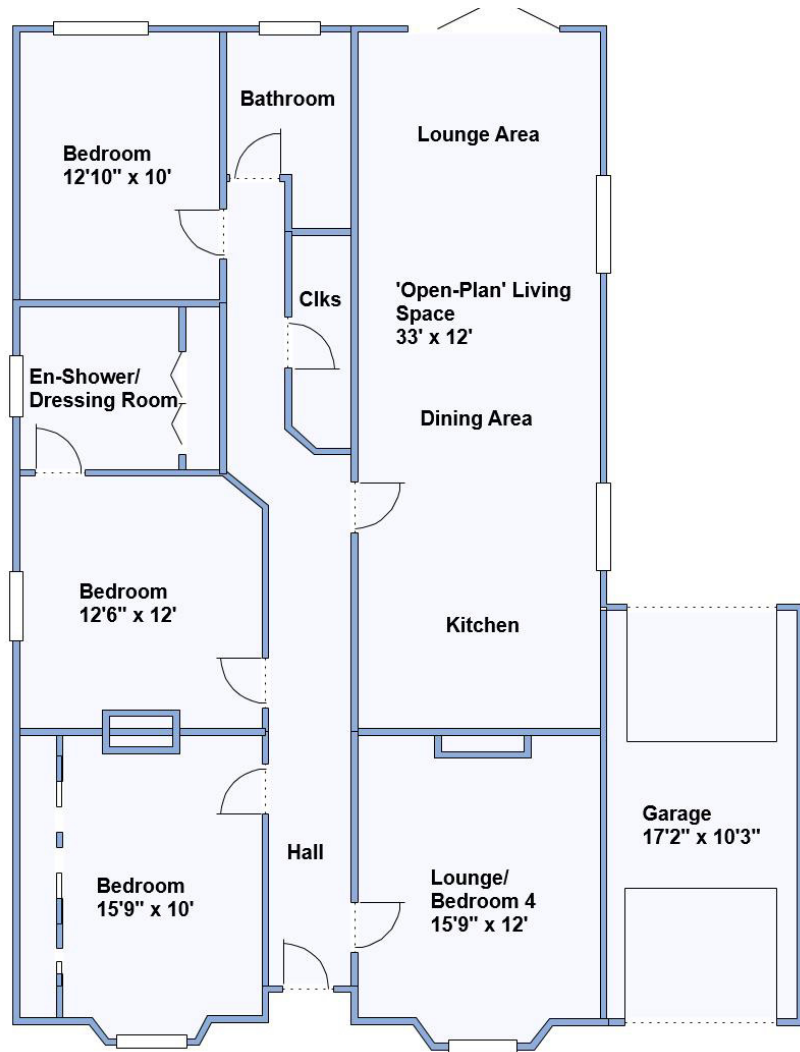
Plot Plan for identification purposes only



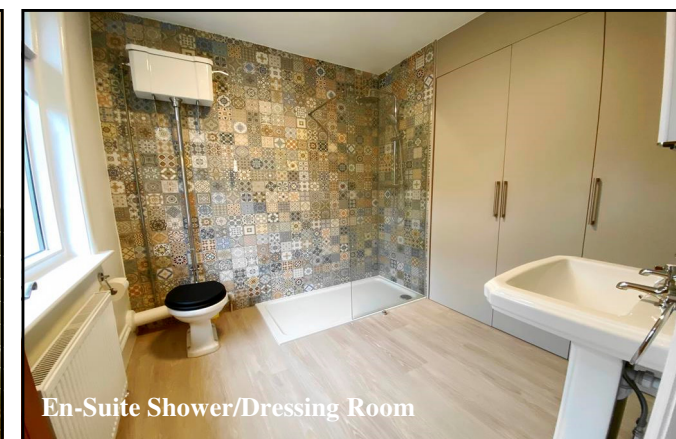
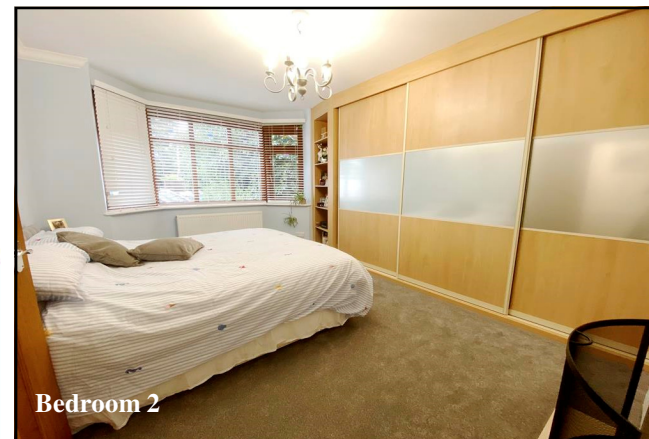
Delightful Location



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 W05050



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

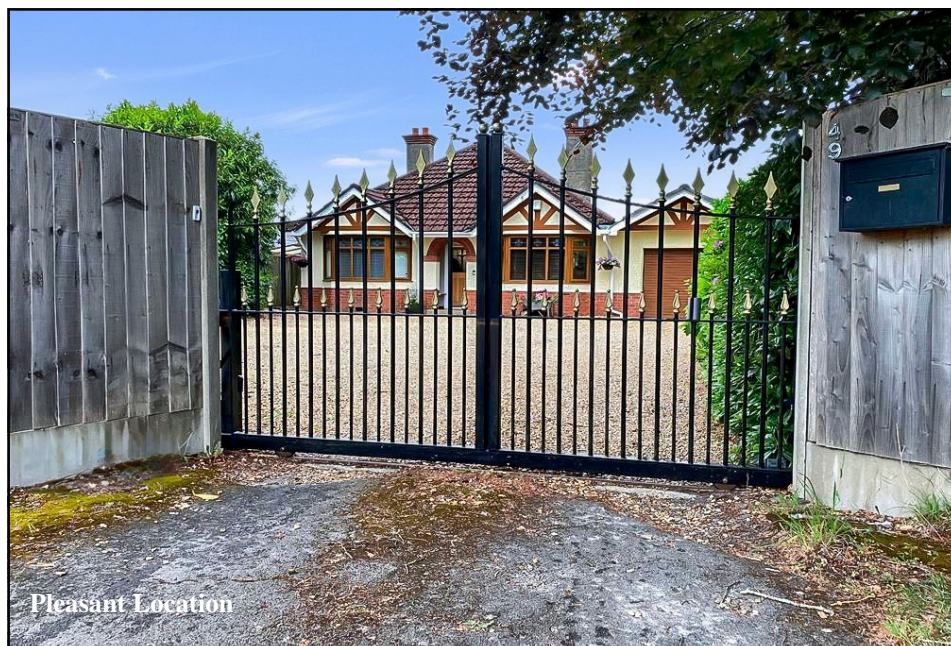




Rear Garden



Mature Garden



Pleasant Location



Rear Elevation