



Well Presented 3 Bedroom Detached Bungalow Close to Shops & Forest Walks

Tenure: Freehold approx 77 sq meters (828 sq ft)

**15 Pennington Road, West Moors,
Ferndown, Dorset. BH22 0JQ**

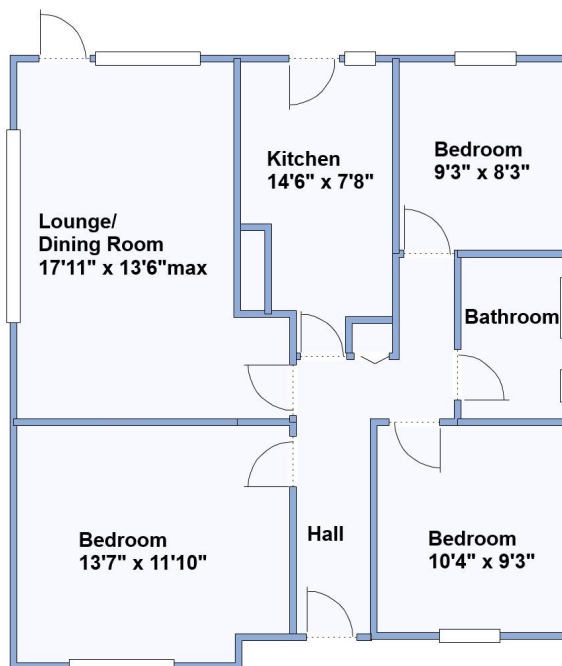
Price £400,000

- Entrance Hall with storage cupboard
- Lounge/Dining Room leading to garden
- Fitted Kitchen
- 3 Good Bedrooms
- Modern Bathroom
- Gas Central Heating & PVCu Double Glazing
- PVCu Soffits & Fascias
- Landscaped Gardens
- Garage Plus 'Off-Road' Parking
- Corner Plot

Well presented 3-bedroom detached bungalow occupying a corner plot with delightful landscaped front and rear gardens. The bungalow comprises a lounge/dining room, fitted kitchen & bathroom, 3 good bedrooms, garage and 'off-road' parking. Overall, the property has well-planned accommodation which is light and airy & tastefully decorated. The property occupies an ideal location close to shops & services together with protected nature walks nearby. Good road connections give easy access to Ferndown, Wimborne & Ringwood. The bungalow is offered with no forward chain. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard. Hatch to roof space.
- **Lounge/Dining Room:** A bright room with feature fireplace with gas fire fitted. Door to delightful patio.
- **Modern Kitchen:** Good range of floor and wall cupboards. High level oven, gas hob & cooker hood over. Space for washing machine, fridge/freezer & dishwasher. Tiled flooring. Door to delightful patio area. Airing cupboard housing combination gas boiler.
- **Bedroom 1:** Double-bedroom with front aspect.
- **Bedroom 2:** Double-bedroom with front aspect.
- **Bedroom 3:** Small double-bedroom with rear aspect.
- **Modern Bathroom:** Fully tiled. White suite comprising panelled bath with shower attachment. Vanity wash basin & WC. Chrome heated towel rail.
- **PVCu Double-Glazing, Soffitts & Fascias**
- **Gas Central Heating (system untested).**
- **Garage:** approx 17'2" x 8'3". Up and over door. Power and light. PVCu double-glazed door to garden.
- **Front Garden:** Delightfully landscaped mainly laid to shingle, with timber sleepers providing planting beds, remainder laid to lawn.
- **Driveway** to provide ample 'Off Road' Parking.
- **Rear Garden:** Mainly laid to lawn with shrub borders & stunning patio area surrounded by raised beds & mature evergreens. Tall fencing & side gate. Garden Shed. Outside tap. Overall, the garden enjoys a good degree of privacy & sunshine.
- **Council Tax Band: 'D' Energy Rating: 'D'**



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



Kitchen



Lounge/Dining Room



Bathroom



Delightful Patio Area



Plot Plan for identification 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 W05068



Sunny Garden



Rear Elevation