



Tel: 01202 877511  
www.dixonkelley.co.uk

Draft Particulars



## Stunning 2-Bedroom Detached Bungalow in Delightful Position on a Non-Estate Road

Tenure: Freehold

Approx 81 sq meters (871 sq ft)

April Cottage, 6 Ashurst Road,  
West Moors, Ferndown. BH22 0LS

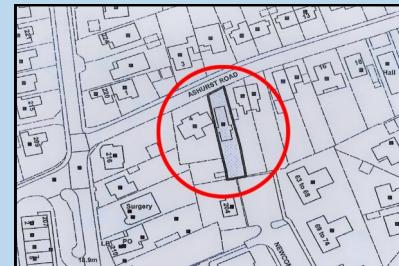
Price Guide £425,000

- Spacious Hall
- Large Lounge/Dining Room - Vaulted Ceiling
- Modern Fitted Kitchen
- 2-Double Bedrooms with Fitted Wardrobes
- Bathroom with Bath & Corner Shower
- Delightful South-Facing Rear Garden
- Quality Garden Room in Rear Garden
- Gas Central Heating & Double-Glazing
- Pleasant Non-Estate Road
- Near to Local Amenities & Forest Walks
- Immaculate Condition Throughout
- Viewing recommended!

A stunning and unique detached bungalow situated in a desirable non-estate road, just a short walk from the comprehensive village centre of West Moors with its wide range of shops and amenities. Tastefully modernised over time, the property features a spacious lounge/dining room with a vaulted ceiling and doors leading to a beautifully landscaped south-facing rear garden. Outside, there is a delightful garden cabin, generous side access, and ample off-road parking. The nearby Castleman Trailway offers excellent opportunities for forest walks, while good road links provide easy access to Bournemouth, Poole, Wimborne and the New Forest.

**Accommodation and approximate room sizes:**

- **Spacious Entrance Hall**
- **Kitchen:** Range of modern floor and wall cupboards. Integrated oven and induction hob with cooker hood over. Integrated tall fridge/freezer & dishwasher. Space for washing machine. Wall mounted Worcester combination boiler. Door to side access.
- **Lounge/Dining Room:** A wonderfully extended room with a vaulted ceiling and double doors to sunny rear garden. Space for large dining table and double doors to side of property.
- **Bedroom 1:** Double Bedroom with large fitted wardrobes. Front aspect window.
- **Bedroom 2:** Double bedroom with fitted wardrobe. Side aspect window.
- **Bathroom:** Panelled bath with mixer tap & corner shower unit with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail. Hatch to insulated roof space.
- **Gas Central Heating & PVCu Double-Glazing.**
- **Rear Garden:** Delightful south-facing, private garden with patio leading to lawn with well stocked shrub borders.
- **Quality Garden Room:** with power & light. Two large storage areas. Wide side access with sitting area. Outside tap.
- **Wide Driveway** providing ample parking.
- **Council Tax Band 'D'**
- **Energy Rating 'tbc'**



**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.



