

## Spacious 5-Bedroom Chalet Bungalow with Large South Facing Garden

Tenure: Freehold    Approx 142 sq meters (1538 sq ft)    Approx 0.31 acre plot

94 Pinehurst Road, West Moors  
Ferndown, Dorset. BH22 0AR

**Price £575,000**

- Large Entrance Hall with Cloakroom
- Spacious Lounge with doors to garden
- Kitchen/Breakfast Room
- Separate Dining Room
- 5-Good Bedrooms (3-Ground Floor)
- En-Suite Shower & Family Shower Room
- Gas Central Heating & PVCu Double-Glazing
- Ample 'Off-Road' Parking & Garage
- Delightful South Facing Rear Garden
- Ideal Location near to amenities & nature walks



A spacious chalet style bungalow set on a wonderful large plot approaching a third of an acre. The property sits well on the plot and provides exceptional parking, caravan space, garage and a large rear garden enjoying a sunny aspect. Internally, the bungalow offers well-planned accommodation combined with generous room dimension. Set in a mature road, the property is accessible to local amenities, nearby nature walks and ideally placed for good road connections to surrounding areas such as Ferndown, Wimborne & Ringwood together with the New Forest & seaside resorts of Bournemouth & Poole.

#### Accommodation with Brief Description:

**Spacious Entrance Hall:** 2 Useful cloaks cupboards. Stairs to first floor.

**Cloakroom:** Vanity wash basin & WC.

**Lounge:** A good-sized room with feature fireplace having gas fire fitted. Double doors to rear garden.

**Dining Room:** Space for large dining table & window to front aspect.

**Kitchen/Breakfast Room:** Range of floor and wall cupboards with inset stainless steel sink unit. High level double oven, 6-ring gas hob and cooker hood above. Space for fridge, freezer & washing machine. Wall mounted gas boiler. Door to rear garden.

**Bedroom 1:** Range of fitted wardrobes. Window to rear aspect.

**En-Suite Shower Room:** Shower cubicle, pedestal wash basin & WC. Built-in storage cupboards.

**Bedroom 2:** Double bedroom overlooking front garden.

**Bedroom 5:** Double bedroom with two large fitted wardrobes.

#### FIRST FLOOR

**Landing:** Large double-sized storage cupboard.

**Bedroom 3:** Double bedroom with fitted wardrobes & overlooking rear garden. Airing cupboard. Eaves storage access.

**Bedroom 4:** Double bedroom with fitted wardrobes & overlooking front garden. Eaves storage access.

**Family Shower Room:** A large room with space for bath if required. Shower cubicle with electric shower. Pedestal wash basin & WC.

**Rear Garden:** Large rear garden enjoying a south facing aspect and a good degree of privacy. Paved patio area leading to lawn with ornamental fish pond. 2 Outside taps. Side gates & security lighting.

**Attached Garage:** Up & over door & rear door. Electric & light.

**Wide Driveway** providing ample 'off-road' parking plus hard standing for motorhome/caravan.

**Shed:** Substantial shed with electric point.

**Summer House:** Electric point.

**Gas Central Heating** (system untested) PVCu Double-Glazing, PVCu soffits, fascias & gutters

**Council Tax Band 'E' Energy Rating 'tbc'**



Kitchen/Breakfast Room



Dining Room



Mature Location



Good Parking

**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 W05091

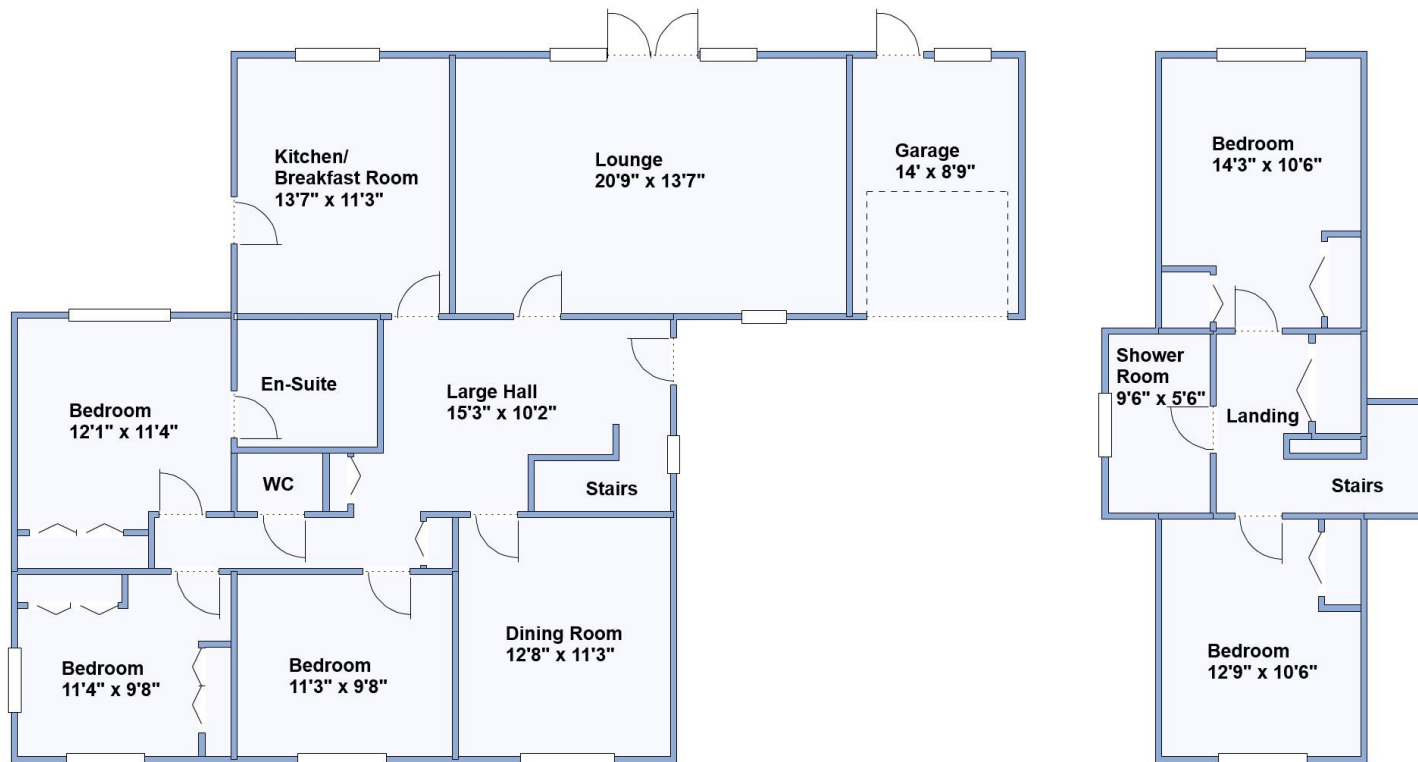


Spacious Hall



15' x 10' Hall





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

