

Spacious 3-Bedroom Detached Bungalow in Delightful Position

Tenure: Freehold

Approx 78 sq metres (839 sq ft)

Plot: approx 0.11 acre

57 Farm Road,
West Moors, Ferndown. BH22 0JL

Price Guide £400,000

- Spacious Hall
- Large Lounge
- Kitchen/Diner
- Conservatory
- 3-Good Bedrooms
- Bathroom

- Delightful Large Garden
- Ample 'Off-Road' Parking & Detached Garage
- Gas Central Heating & Double-Glazing
- Pleasant location backing on Wooded Copse
- Near to Local Amenities & forest walks
- Scope to Improve

Spacious, detached bungalow occupying a secluded location in a delightful position just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. The property backs onto Pennington Copse & protected nature walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property offers well-planned accommodation with scope to improve. Outside the bungalow has a large plot, ample parking & a detached garage.

Accommodation and approximate room sizes:

- **Spacious Hall:** Hatch to insulated roof space. Cloaks cupboard.
- **Lounge:** A good-sized room with wide double doors leading to:
- **Conservatory:** Right across the rear of the bungalow, this spacious room takes you into the garden with view of the wooded copse behind.
- **Kitchen/Diner:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Space for washing machine, dishwasher & tall fridge/freezer. Wall mounted combination gas boiler. Ample space for dining suite with circular bay window & double doors to garden.
- **Bedroom 1:** Front aspect window. Built-in wardrobes & storage cupboards.
- **Bedroom 2:** Front aspect window.
- **Bedroom 3:** Side aspect window.
- **Bathroom:** Panelled bath. Pedestal wash basin & WC. Separate shower cubicle.
- **Gas Central Heating & Double-Glazing**
- **Private Rear Garden:** Delightful private garden with large paved patio area to the rear of the property leading to lawns with well stocked shrub borders. Side gate. Outside tap. Garden shed.
- **Wide Block Driveway** providing ample parking & leading to:
- **Detached Garage:** approx 17' x 8'7". Up & over door.
- **Council Tax Band 'D'**
- **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.

Ref W05093



Lounge



Kitchen/Diner



Conservatory



Dining Area



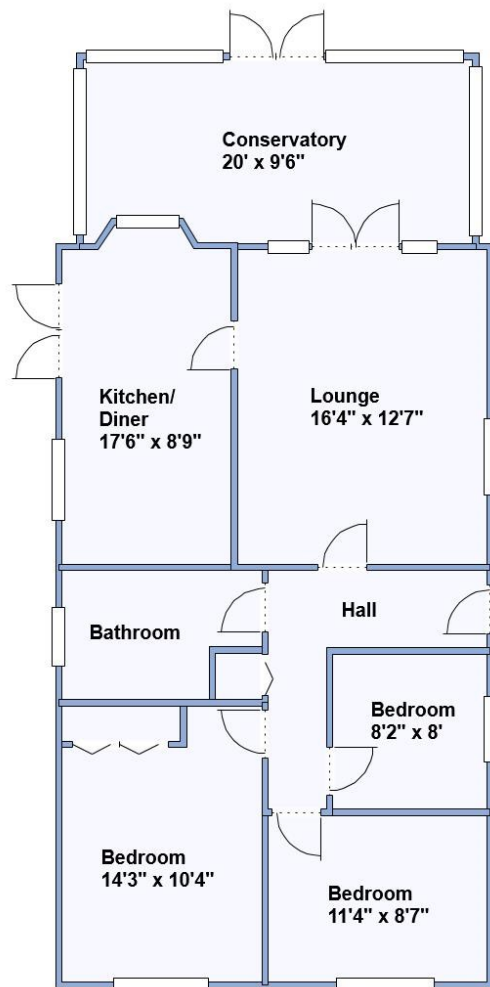
Bedroom 1



Bathroom



Spacious Lounge



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

