



Pristine 3-Bedroom Detached Bungalow backing onto Protected Woodland Walks
Tenure: Freehold **Approx 106 sq meters (1145 sq ft)**

48 Uplands Road, West Moors,
Ferndown, Dorset. BH22 0BU

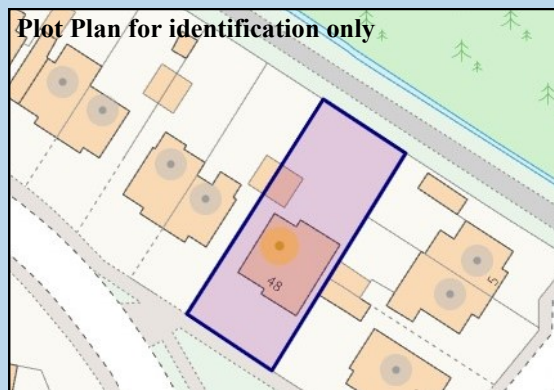
Price £520,000

- Spacious Entrance Hall
- Large Lounge
- Spacious Kitchen/Dining Room
- Utility Room
- 2-Double Bedrooms
- Study/Bedroom 3
- Bathroom & En-Suite Shower Room
- Beautiful Landscaped Garden
- Driveway, Parking & Garage
- Quiet Residential Area
- Backing Onto Forest Walks
- PVCu Double Glazing & Gas Central Heating

Spacious, beautifully presented, 3 Bedroom Detached Bungalow occupying a delightful location, backing onto protected forest walks & close to local amenities. The property offers well-planned accommodation with generous room dimensions and has been beautifully maintained by the current owner. Outside, the bungalow is set on delightful landscaped gardens which enjoys a good degree of privacy. The large driveway offers excellent 'off-road' parking and easy access to the garage. Viewing highly recommended to appreciate the space and quality of this home!

Accommodation and approximate room sizes:

- **Spacious Hall:** Hatch to insulated roof space with ladder fitted, boarded & lighting installed.
- **Lounge:** A bright, airy room with ample space for a large lounge suite. Large window to front of the property.
- **Kitchen/Dining Room:** A large extended room with double doors onto landscaped rear garden. The Kitchen offers a good range of modern floor and wall cupboards, high level double oven, electric hob with cooker hood over, along with an integrated tall fridge/freezer & dishwasher. The dining area offers space for a large dining suite, plus the breakfast bar. Door leading to:
- **Utility Room:** Space for washing machine. Inset sink and floor cupboards. Door onto rear garden.
- **Bedroom 1:** Large built-in wardrobes. Large window to rear garden aspect.
- **Bedroom 2:** Large built-in wardrobes. Window to front aspect.
- **Study/Bedroom 3:** Fitted desk & high level storage cupboards. Window to front aspect.
- **En-Suite Shower Room:** Large walk-in corner shower cubicle. Custom fitted vanity wash basin with cupboards & WC. White heated towel rail. Fully tiled walls & LED spot lights.
- **Bathroom:** Large P shaped Bath with electric shower and glass shower screen fitted. Custom fitted vanity wash basin with cupboards & WC. White heated towel rail. Fully tiled walls. LED spot lights.
- **Rear Garden:** Spacious patio area immediately adjoining the bungalow, with the remainder laid to a shaped lawn bordered by mature shrubs and flowerbeds. Large garden shed and a greenhouse, along with a side gate and access door into the garage. Additional benefits include outside lighting and a water tap. The garden enjoys a high degree of privacy and a delightful setting, backing onto protected woodland.
- The front of the property has a long, wide driveway providing ample 'off-road' parking.
- **Garage:** Up & over door. Light & Power.
- Smooth Plastered Ceilings & LED lights throughout.
- PVCu Double-Glazing
- Gas Central Heating (system untested)
- Council Tax Band 'D'
- Energy Rating 'C'



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 W05133



Fitted Kitchen



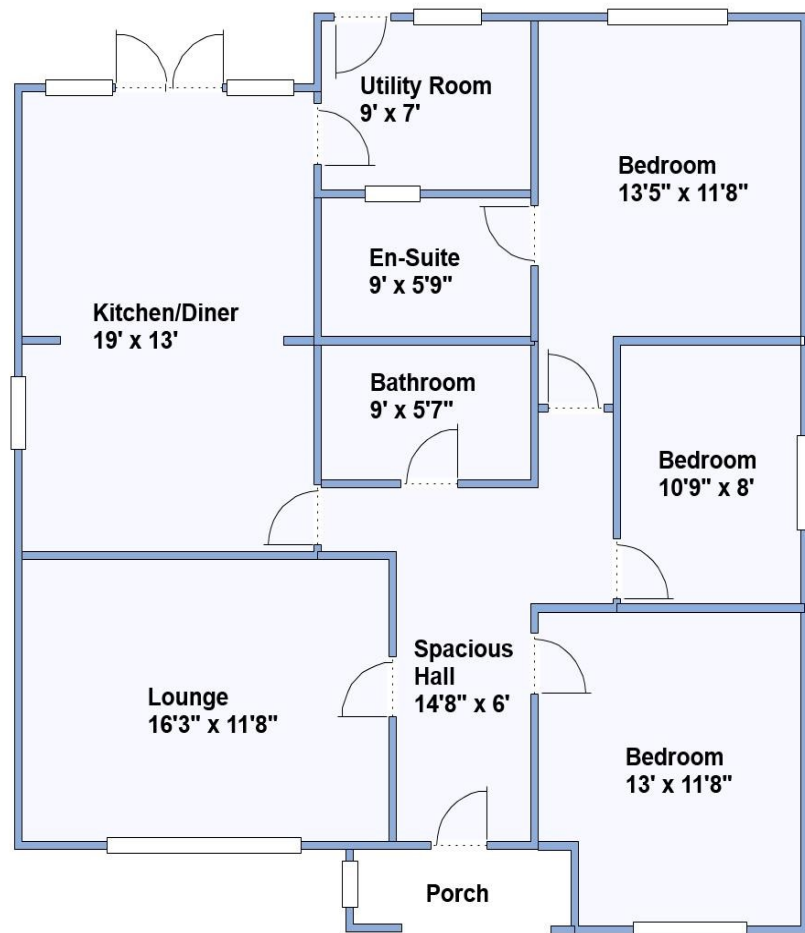
Fitted Kitchen



Dining Area



Utility Room



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



