



Spacious 2-Bedroom Detached Bungalow in mature location near to amenities

Tenure: Freehold

Approx 94 sq metres (1012 sq ft)

Wide Driveway & Integral Garage

**64 Pinehurst Road,
West Moors, Ferndown. BH22 0AP**

Price £400,000

- Enclosed Porch & Entrance Lobby
- Large Lounge PLUS Dining Area
- Sitting Room with doors to garden
- Fitted Kitchen
- Inner Hall with good storage
- 2-Double Bedrooms
- En-Suite Shower Room & Bathroom
- Mature Private Garden
- Wide Driveway & Integral Garage
- Gas Central Heating & PVCu Double-Glazing
- Established non-estate location
- No Chain!

Spacious detached bungalow occupying a pleasant location near to comprehensive local amenities & protected nature walks. Good road connections provide access to surrounding areas such as Ferndown, Wimborne & Ringwood together with the seaside resorts of Poole & Bournemouth and the New Forest. The property offers well-planned accommodation combined with generous room dimensions. Outside the property enjoys a private garden, good 'off-road' parking & integral garage. Viewing recommended!

Accommodation and approximate room sizes:

- **Enclosed Porch**
- **Entrance Lobby:** Cloaks cupboard. Door to integral garage. Door to:
- **Lounge:** A good-sized room with feature fireplace. Opening to:
- **Dining Area:** Ample space for a dining suite. Double doors to:
- **Sitting Room:** A bright room with patio door to rear garden.
- **Kitchen/Breakfast Room:** Fitted kitchen with a good range of base & wall units. Built-in high level oven, ceramic hob & cooker hood. Space for washing machine, dishwasher & fridge/freezer. Small breakfast bar. Door to garden. Hatch to insulated roof space.
- **Inner Hall:** Airing cupboard. Broom cupboard.
- **Bedroom 1:** Generous double bedroom with fitted wardrobes, dresser unit & 'walk-in' wardrobe.
- **En-Suite Shower Room:** Shower cubicle with Aqualisa electric shower. Vanity wash basin & WC. Heated towel rail.
- **Bedroom 2:** A double bedroom with fitted wardrobes.
- **Bathroom:** Fully tiled. Panelled bath with shower over. Pedestal wash basin & WC.
- **Gas Central Heating** (system untested) & **PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio area and well stocked shrub borders. Side gate. Outside tap. Garden shed.
- **Wide driveway** providing ample 'off-road' parking.
- **Integral Garage:** Up & over door. Water softner. Electric consumer unit.
- **Council Tax Band 'E'**
- **Energy Rating 'D'**



Kitchen



Fitted Kitchen



Dining Area



Large Lounge



Bedroom 1



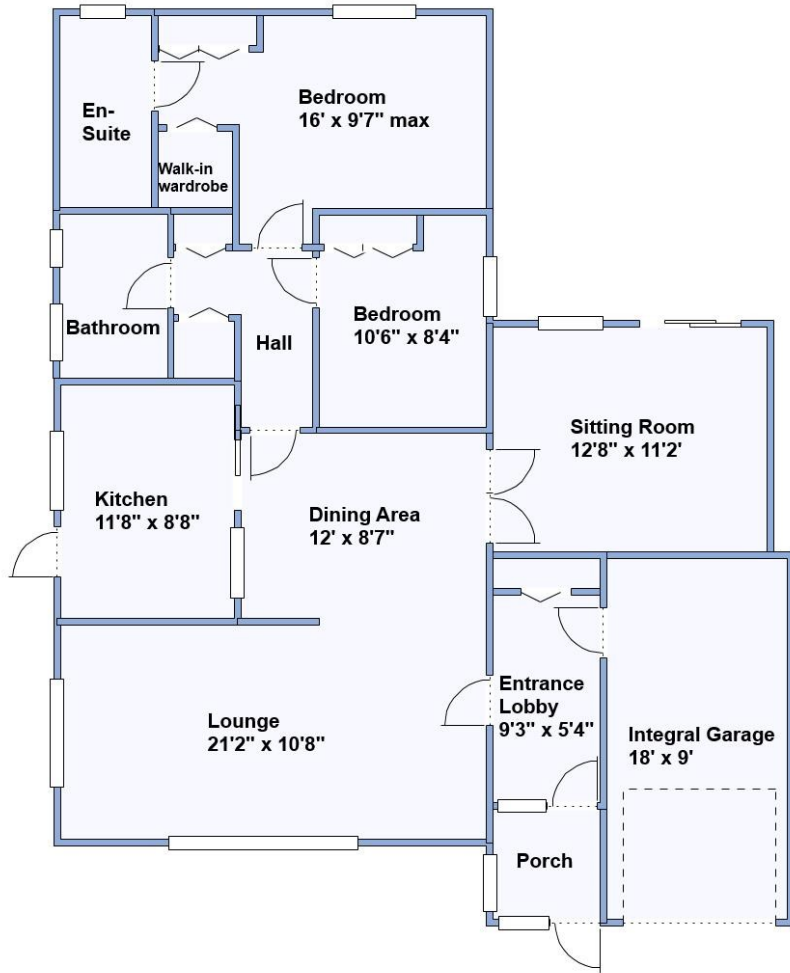
Sitting Room



Entrance Lobby & Porch



Popular Location



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

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 W05144

Spacious Bungalow with private, sunny garden



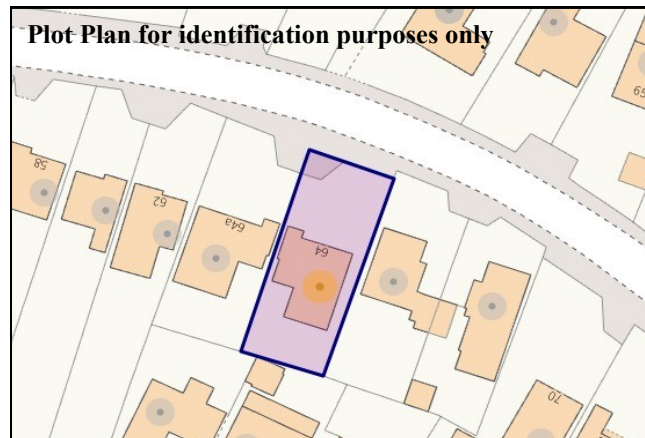
Delightful Garden



Wide Driveway



Patio Area



Rear Elevation