



High Quality 4-Bedroom Chalet House with Large Plot

Tenure: Freehold

Approx 170 square metres (1829 sqn ft)

Plot Size: approx 0.28

**14 Southern Avenue, West Moors,
Ferndown, Dorset. BH22 0BL**

Price £895,000

- Spacious Entrance Hall
- Large Lounge with Bi-Fold Doors
- Superb Kitchen/Family/Dining Room
- Utility Room
- 4 Double Bedrooms
- 4 Luxury Bathrooms (3-En-Suite)
- Wonderful 100' Private Garden
- Exceptional 'Off-Road' Parking & 30' Garage
- Mature Location near to amenities & forest
- Viewing recommended!

Spacious, beautifully presented detached chalet style house occupying a good location in a mature road near to local amenities & protected forest plantation. The property offers stylish, well-planned accommodation with generous room dimensions including 4 double bedrooms, 4 high quality bathrooms, a superb 22' kitchen/diner & large lounge with bi-fold doors leading to a wonderful rear garden. The bungalow benefits from incredible 'off-road' parking, ample space to park a caravan/boat plus double gates leading to a 30' garage. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Spacious Entrance Hall: Cloaks cupboard. Tiled flooring. Stairs to first floor. Double doors to:

Lounge: A stylish room with wide bi-fold doors leading to the rear garden and a feature atrium ceiling window. Feature fireplace with gas fire fitted & LED spot lights.

Kitchen/Diner: Tiled flooring. High quality custom fitted kitchen with extensive range of floor and wall cupboards with granite worktops. Integrated Dishwasher, Waste bins, Fridge/Freezer & Wine cooler. High level Neff Double Oven/Grill. Neff 5 ring gas hob with matching cooker hood above. Ample space for dining suite. LED spot lights. Atrium ceiling window & wide Bi-fold doors to rear garden.

Utility Room: Tiled flooring. Granite worktop with cupboard below. Plumbing for washing machine & space for tumble dryer. Cupboard housing wall mounted gas boiler. Door to garden.

Bedroom 3: PVCu double-glazed bay window. Large built-in wardrobes. Archway to:

En-Suite Bathroom: Fully tiled walls & floor with under floor heating. Roll top bath, Wet room style shower, vanity wash basin & WC. Chrome heated towel rail. LED spot lights.

Bedroom 4: PVCu double-glazed bay window overlooking delightful front garden.

Shower Room: Shower cubicle with hand & rain heads, vanity washbasin & WC. Chrome heated towel rail. LED spot lights.

FIRST FLOOR Landing:

Bedroom 1: A bright spacious bedroom with 'dressing area' having fitted wardrobes. Opening to Snug with lights & power points.

En-Suite Bathroom: Fully tiled walls & floor with under floor heating. Quality suite comprising panelled bath with mixer tap & shower attachment. Vanity wash basin & WC. Chrome heated rail. LED spot lights.

Bedroom 2: Custom fitted wardrobes & drawer units.

En-Suite Shower Room: Fully tiled walls & floor with under floor heating. Quality suite comprising Shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated rail. Led spot lights.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters

Exceptional 'off-road' parking with decorative stone surface with double gates leading to:

Detached Garage: approx 30' x 9'6". Up & over door & side door. Power & light.

Rear Garden: Private rear garden predominantly laid to lawn with a large paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy.

Approximately 100' x 60'

Council Tax Band 'D' Energy Rating 'C'



Superb Kitchen/Diner



Atrium Roof Window & Bi-Fold Doors



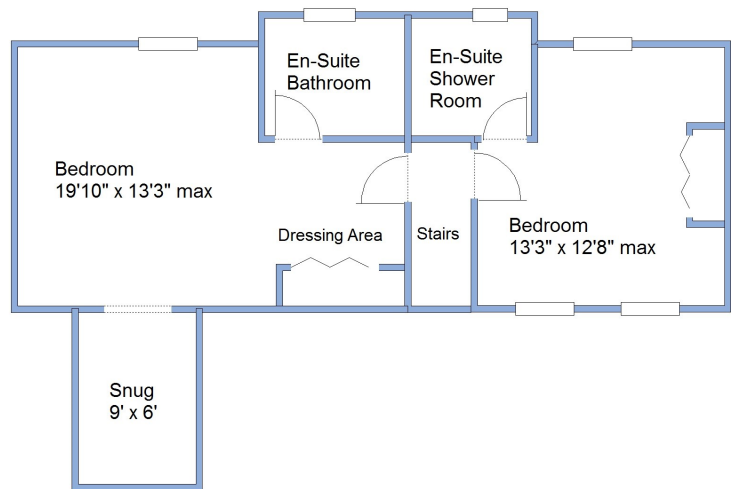
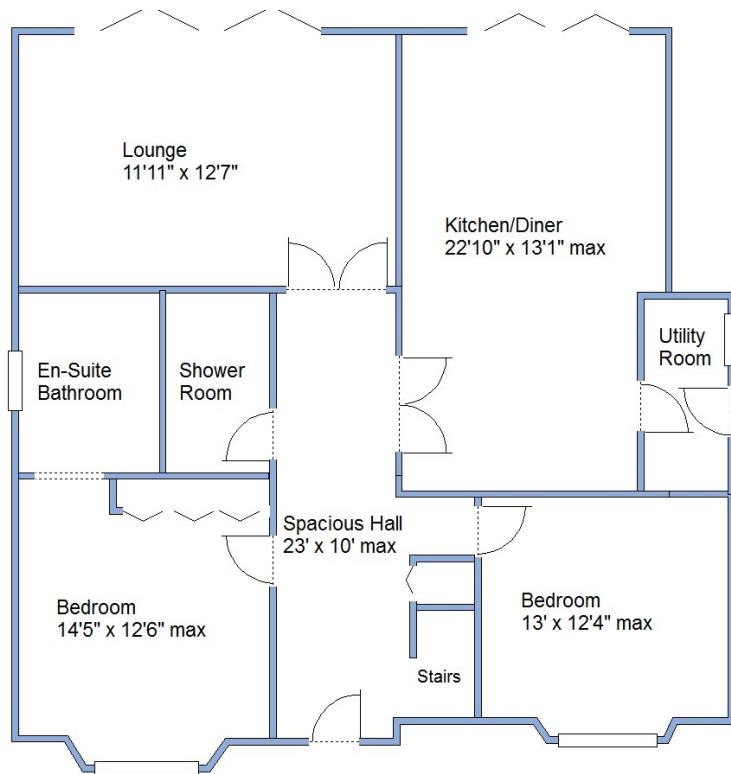
Dining Area



Utility Room



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 W05146



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



Spacious Patio & Lawn



Large Private Garden



Rear Elevation



Impressive Parking Area & 30' Garage