

## Spacious 5-Bedroom Contemporary Style House with Private Garden

Tenure: Freehold    Approx. 133 sq meters (1431 sq ft)

**15 Highfield Road, West Moors  
Ferndown, Dorset. BH22 0LZ**

**Price £775,000**

- Spacious Entrance Hall & Cloakroom
- Stunning 'Open-Plan' Living Space
- Superb Kitchen with integrated appliances
- Ground Floor 5th Bedroom/Office
- 4 Good Bedrooms
- En-Suite Shower Room & Luxury Bathroom
- Gas central Heating & Double-Glazing
- Wide Driveway & Large Garage
- Delightful Private Garden
- Quality Area near to amenities & forest walks



Spacious, beautifully presented, contemporary style house located in a high quality area near to local amenities and protected forest walks. The property has undergone substantial remodelling & improvement in recent years creating a stylish modern home with an emphasis on natural light and 'open-plan' living. Outside, the house is screened from the road and approached via a wide driveway providing ample 'off-road' parking & leading to a large detached GARAGE, currently used as a utility/gym. The property has a delightful private garden accessed via two sets of bi-fold doors from the kitchen & dining area.

Viewing recommended!

#### Approximate Room Dimensions & Brief Description:

**Spacious Entrance Hall:** Range of useful storage cupboards. Karndean flooring. Stylish staircase to first floor.

**Cloakroom:** Modern suite comprising WC & wash basin.

**'Open-Plan' Living Space:** A bright, exceptionally spacious room with Karndean flooring throughout. Raised Corian plinth with storage cupboards below and modern inset living flame gas fire. Wide bi-fold doors to rear garden. Opening to:

**Kitchen/Breakfast Area:** A substantial range of high gloss, soft close, floor and wall cupboards. Built-in high level double oven. Electric induction hob with extractor fan above. Larder unit. Integrated dishwasher & fridge/freezer. Extensive Corian worktops and wide Breakfast Bar. LED spot lights. Bi-fold doors to private rear garden.

**Bedroom 5/Office:** Double cupboard with plumbing for washing machine & space for tumble dryer. Wall mounted combination gas boiler. Fitted sink unit. Karndean flooring. LED spot lights.

#### FIRST FLOOR

**Landing:** Hatch to insulated roof space.

**Bedroom 1:** PVCu double-glazed window overlooking rear garden. Recessed built-in wardrobes.

**En-Suite Bathroom:** Comprising large 'walk-in' shower. Vanity wash basin & WC.

**Bedroom 2:** PVCu double-glazed window overlooking front garden.

**Bedroom 3:** PVCu double-glazed window overlooking front garden.

**Bedroom 4:** PVCu double-glazed window overlooking rear garden.

**Family Bathroom:** Comprising Jacuzzi corner bath with mixer tap & shower. 'His & hers' wall hung vanity sink units & WC. Chrome heated towel rail.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu Soffits, Fascias & Gutters

Wide Driveway with an area of artificial lawn & raised flower beds. Excellent off-road parking screened from the road with a high wall having a sliding gate. Hard wired for electric motor if required.

Detached Garage: approx 17' x 9'11". Currently used as a Utility/Gym. Plumbing for washing machine & fitted sink unit. Up & over door and side door.

Rear Garden: Delightful rear garden predominantly laid to artificial lawn with a large paved patio to the rear of the house. Raised flower beds. Side gate. Outside tap. In all, enjoying a good degree of privacy.

Council Tax Band 'E'

Energy Rating 'D'



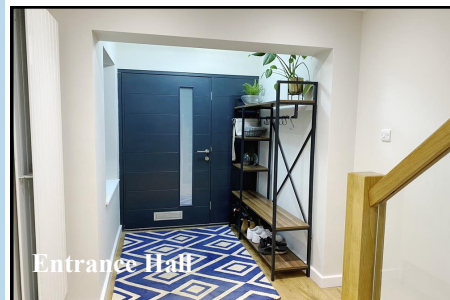
**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04693



Superb Fitted Kitchen



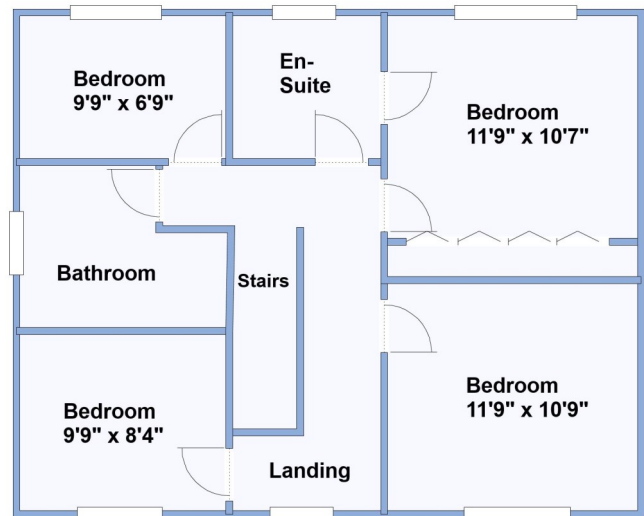
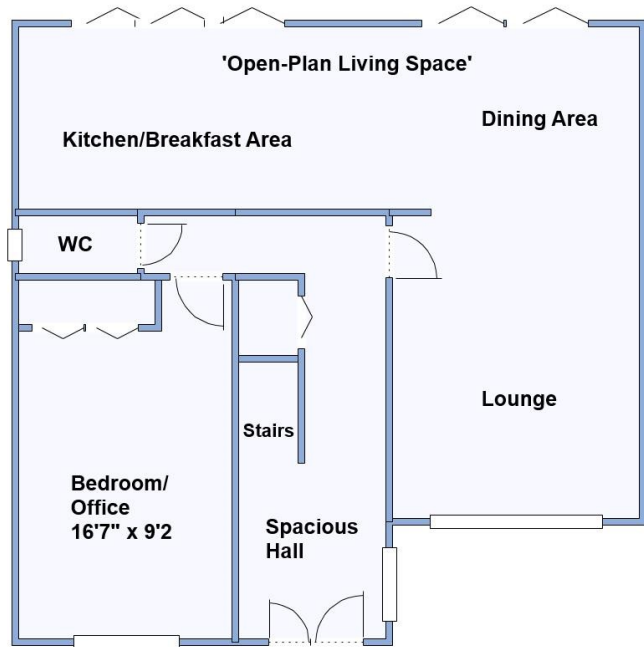
Bi-fold doors to garden



Entrance Hall



Modern staircase



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

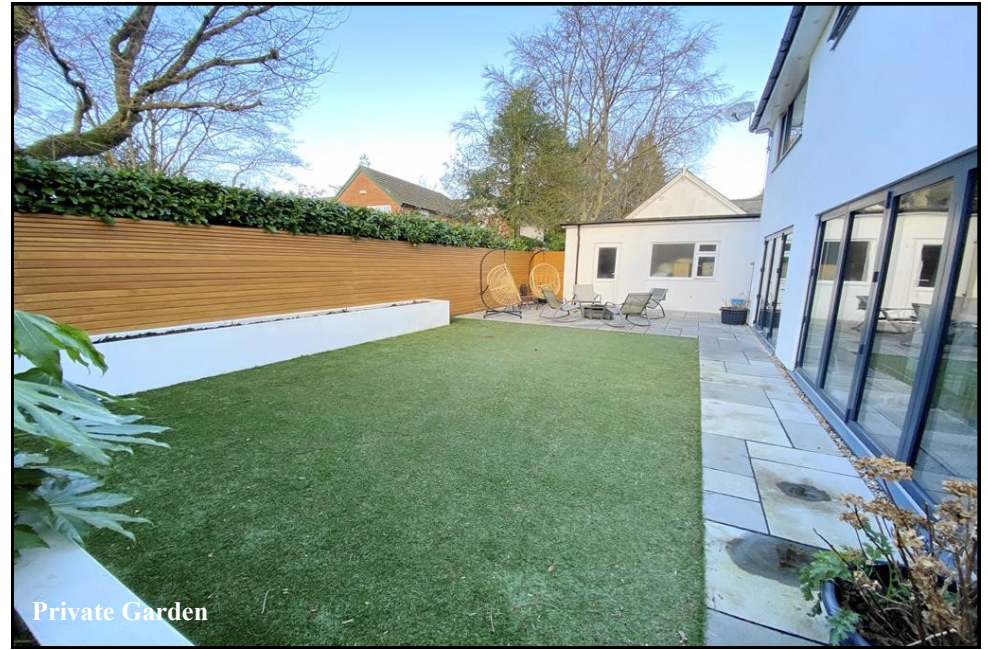




Bedroom 1



En-Suite Shower Room



Private Garden



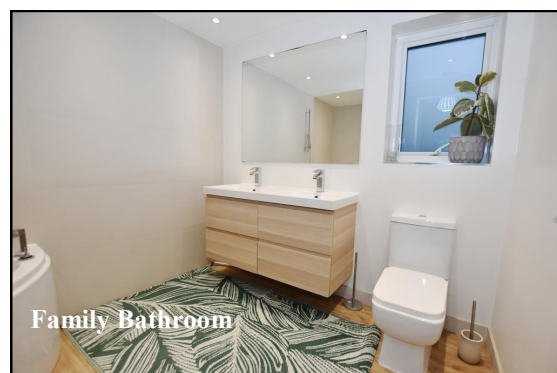
Bedroom 2



Bedroom 3



Bedroom 4



Family Bathroom



Landscaped outside space with artificial lawn & patio