

**Character 4-Bedroom Detached Bungalow on secluded plot of about 0.38 acre**  
**Tenure: Freehold      Approx 141 sq meters (1517 sq ft)**

**Friarmere, 41 Pinehurst Road,  
West Moors, Dorset. BH22 0AH**

**Price £560,000**

- Spacious Entrance Hall
- Lounge & Dining Room
- Kitchen/Breakfast Room
- 4-Good Bedrooms
- En-Suite Shower Room & Family Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Block Driveway leading to Double Garage
- Delightful Sunny Garden
- Ideal Location near to amenities & forest

Spacious, character detached bungalow occupying a wonderful mature plot of approximately 0.38 acre, set back from the road and approached via a long private block paved driveway leading to excellent parking/turning area and a large DOUBLE GARAGE, with electric door. The bungalow offers well-planned accommodation with generous room dimensions including 2 good reception rooms, en-suite shower room & family bathroom.

The property is located in an established non-estate road with easy access to local amenities and protected forest/nature walks. The popular Towns of Ferndown, Ringwood & Wimborne are all within a 5 mile distance and the seaside resorts of Bournemouth & Poole together with the New Forest National Park are within a short drive. Viewing recommended!

#### Approximate Room Dimensions & Brief Description:

##### Arched Entrance Porch

**Spacious Hall:** Cloaks cupboard. Wood block flooring. Hatch to insulated roof space with ladder & light, housing modern combination gas boiler.

**Lounge:** Feature 'open' fireplace. Wood block flooring. Double doors to gardens.

**Dining Room:** Wood block flooring. Bay window overlooking garden. Feature 'open' fireplace.

**Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in high level double oven. Gas hob with extractor fan above. Plumbing for dishwasher & washing machine. Space for tumble dryer & tall fridge/freezer. Door to rear garden.

**Bedroom 1:** PVCu double-glazed windows overlooking rear gardens. Recessed built-in wardrobes.

**En-Suite Shower Room:** Modern Shower Cubicle with thermostatic shower. Wash basin & WC.

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

**Bedroom 3:** PVCu double-glazed bay window overlooking delightful side garden.

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

**Family Bathroom:** Comprising panelled bath with mixer tap & shower attached, glass screen fitted. Pedestal wash basin & WC.

Gas Central Heating (system untested) & Cavity Wall Insulation

PVCu Double-Glazing, PVCu Soffits, Fascia's & Gutters

Wide Driveway with block paving, providing excellent off-road parking/turning area & leading to:

Detached Double Garage: approx 20' x 20'. Electric Roll-Up door & side door. Power & light.

**Gardens:** The delightful gardens wrap around the bungalow providing a feeling of space and privacy. The gardens are predominantly laid to lawn with areas of patio and a wealth of shrubs & evergreens.

Several useful outbuildings: Potting Shed, Timber Shed, 2 Brick Stores.

Council Tax Band 'E'

Energy Rating 'fbc'



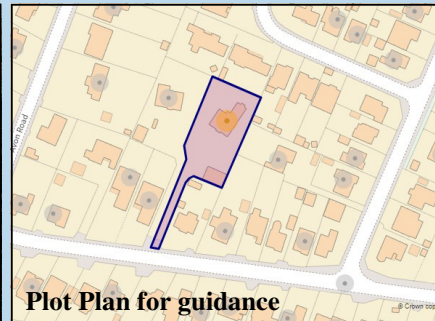
Kitchen/Breakfast Room



Lounge with fireplace



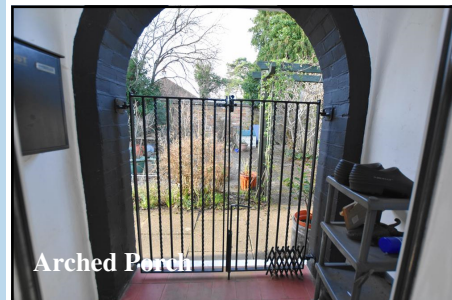
Private Block Driveway



Plot Plan for guidance

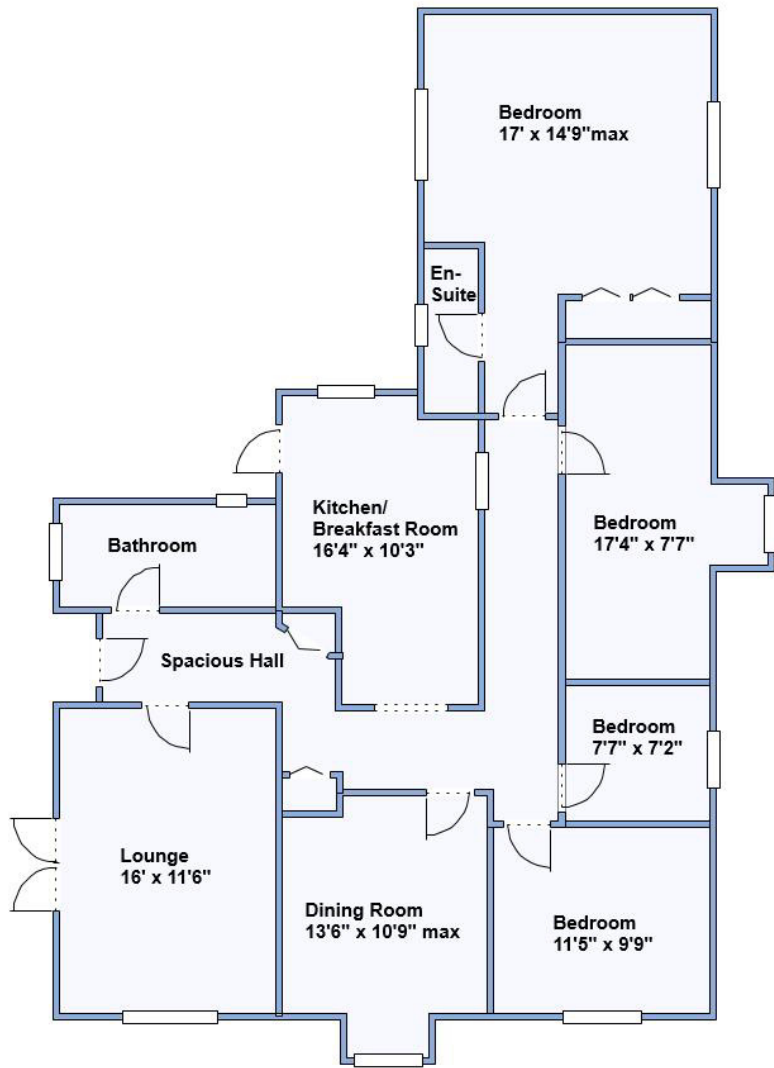


**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04696



Arched Porch





This drawing has been prepared for diagrammatic purpose. All room dimensions are approximate. Not to scale.



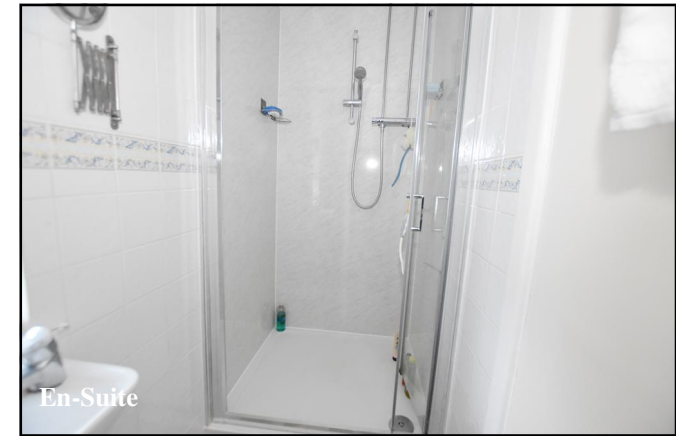
Spacious Hall



Dining Room



Bedroom 1



En-Suite



Bedroom 2



Family Bathroom

