

Spacious 2-Bedroom Detached Bungalow close to amenities & forest walks

Tenure: Freehold Approx 94 sq metres (1014 sq ft)

**37 Uplands Road,
West Moors, Ferndown. BH22 0BU**

Price £425,000

- Entrance Porch & Lobby
- Large Lounge/Dining Room
- Fitted Kitchen/Breakfast Room
- Inner Hall
- 2-Double Bedrooms
- Luxury Bathroom
- Gas Central Heating & PVCu Double-Glazing
- Wide, Long Driveway & Integral Garage
- Delightful Landscaped Garden
- Workshop, Shed & Summerhouse
- Near to Local Amenities & Forest Walks
- Viewing recommended!

Spacious, beautifully presented detached bungalow occupying a secluded location set back from the road with an exceptional driveway providing ample 'off-road' parking ideal for a caravan/boat. The property is located near to local amenities & protected forest walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained throughout, has smooth plastered ceilings, oak internal doors, LED lighting & laminate flooring. Outside, the bungalow has the most delightful landscaped garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Entrance Porch:** Door to:
- **Entrance Lobby:** Double-sized cloaks cupboard.
- **Lounge/Dining Room:** A generous room with a through aspect from front to back. Double & single doors to rear garden. Feature fireplace with wood burning stove. Laminate flooring.
- **Kitchen/Breakfast Room:** Good range of floor and wall cupboards plus larder units. Built-in oven, hob & cooker hood over. Space for dishwasher. Plumbing for washing machine. Space for tall fridge/freezer. Door to garden.
- **Inner Hall:** Linen cupboard. Hatch to insulated roof space.
- **Bedroom 1:** Large built-in wardrobe.
- **Bedroom 2:** Large built-in wardrobe.
- **Bathroom:** Fully tiled. Panelled bath with mixer tap & thermostatic shower over with glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating & PVCu Double-Glazing, Soffits & Fascias**
- **Rear Garden:** The delightful, landscaped garden is a particular feature of the property with paved patio area leading to shaped lawn having well stocked flower & shrub borders. In all, enjoying an excellent degree of privacy & a sunny aspect.
- **Substantial Workshop. Summerhouse. Garden Shed.**
- **Wide, long driveway providing ample parking & leading to:**
- **Integral Garage:** Electric roll-up. Wall mounted combination gas boiler.
- **Council Tax Band 'D' Energy Rating 'D'**



Lounge



Kitchen/Breakfast Room



Dining Area



Kitchen/Breakfast Room



Bedroom 1



Lounge with wood burning stove



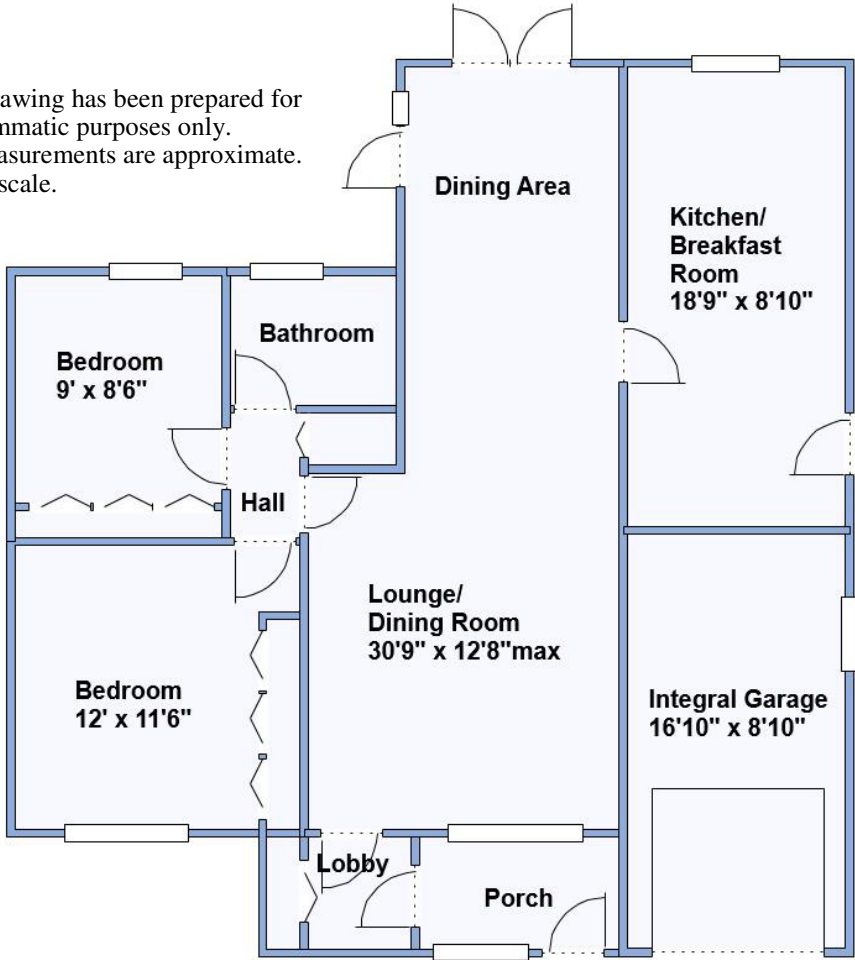
Luxury Bathroom



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 W04824

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



Plot Plan for identification purposes only.

