



**Q**Quinn & Co  
ESTATE AND LETTING AGENTS

**Teasel Way, West Moors, Ferndown**

- Four bedrooms
- Two reception rooms
- Spacious kitchen
- Conservatory

**Offers In Excess Of £500,000**  
EPC Rating 'TBC'







## Property Description

Well presented four bedroom, two bathroom house in excess of 1500sq ft with off road parking and lots of reception space.

This wonderful home has it all and is positioned in a popular, quiet residential location close to amenities in West Moors and conveniently placed for quick and easy access to both Ferndown and Ringwood.



The ground floor accommodation comprises of a separate lounge to the front aspect, downstairs cloakroom with potential to convert into a shower room, spacious dining room with two sets of French doors leading to a pitched roof conservatory. Generous sized kitchen offering ample storage and worktop space with a UPVC door leading to the rear garden.





There are four bedrooms on the first floor, two of the bedrooms have fitted wardrobes and the master bedroom benefits from a modern ensuite shower room. The family bathroom completes the accommodation.

Outside the front garden is designed for ease of maintenance, and provides off road parking for two cars leading to the remainder of the garage, suitable for storage.

The southerly facing rear garden is a particular feature of the property, which is mainly laid to lawn with a large patio area abutting the rear and side, the hot tub will be included in the sale.

Approximate measurements can be found on the floorplan.

Council tax - band E.

Location:

A short walk from the pretty village of West Moors which has a range of amenities, including cafés, pubs and a Tesco Express. Award winning beaches are just 20 minutes away and the nearby A31 provides quick access to the New Forest, Southampton and beyond for the commuter by car.





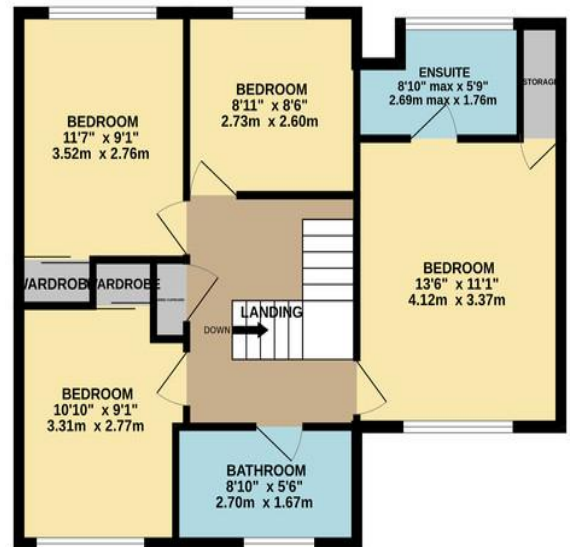




GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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