



Spacious, Well presented 3-Bedroom Detached Bungalow Close to scenic forest walks

Tenure: Freehold

Approx 100 sq metres (1076 sq ft)

Built circa 1997

31 Oakhurst Lane,
West Moors, Ferndown. BH22 0DT

Price £450,000

- Spacious Entrance Hall
- Large Lounge/Dining Room
- Modern Fitted Kitchen
- 3-Good Bedrooms
- En-Suite Shower Room & Bathroom
- Private Patio Garden
- Gas Central Heating (Combination Boiler)
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & Garage
- Close to Protected Wooded walks
- Karndean Flooring & Carpets fitted 2024
- Fantastic Corner Plot

Spacious and individual, this 3-Double-Bedroom detached bungalow, built circa 1997, occupies a fantastic position just a short walk from protected forest walks and the popular Castleman Trailway. Excellent road connections also provide easy access to the seaside resorts of Bournemouth and Poole, as well as the stunning New Forest. Beautifully presented, the property benefits from well-planned, recently updated accommodation that is bright and airy throughout, enhanced by large windows that allow an abundance of natural light to flood the home. Set on a generous corner plot, the property enjoys a private, low-maintenance patio garden to the rear, together with a area of lawn to the side. To the front, a driveway provides off-road parking and leads to a detached garage. Viewing is highly recommended to fully appreciate the spacious accommodation, generous plot and superb location this delightful home has to offer.



Accommodation and approximate room sizes:

- **Spacious Hall:** Boiler cupboard and Airing cupboard.
- **Lounge/Dining Room:** Stylish double aspect windows. Double doors to rear garden. Ample space for both lounge and dining suites.
- **Kitchen:** Range of floor and wall cupboards. Built in high-level 'AEG' double oven installed 2024, integrated Bosch dishwasher and gas hob. Space for washing machine & tall fridge/freezer. Rear door to garden. New cupboard doors fitted 2024.
- **Bedroom 1:** Range of built-in wardrobes. Double aspect windows.
- **En-Suite Shower Room:** Large corner shower cubicle with thermostatic shower. Vanity wash basin & WC.
- **Bedroom 2:** 2 built-in double wardrobes with centre dresser unit. Window to front aspect.
- **Bedroom 3:** Double aspect windows.
- **Bathroom:** Panelled bath with mixer tap & shower attachment with glass screen fitted. Wash basin & WC. Tiled walls. Hatch to insulated roof space.
- **Private Rear Garden:** Delightful patio garden enjoying a sunny aspect and high degree of privacy. Substantial garden shed. Outside tap. Side gate.
- **Driveway leading to matching detached garage:** approx 17'6" x 10'2". Electric up & over door. Side door to garden.
- **Karndean flooring laid in living room, kitchen and hallway.**
- **Gas Central Heating & PVCu Double-Glazing**
- **Council Tax Band 'E'**
- **Energy Rating 'C'**



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 W05286



Lounge/Dining Room



Large Living Room



Spacious Kitchen



Fitted Appliances



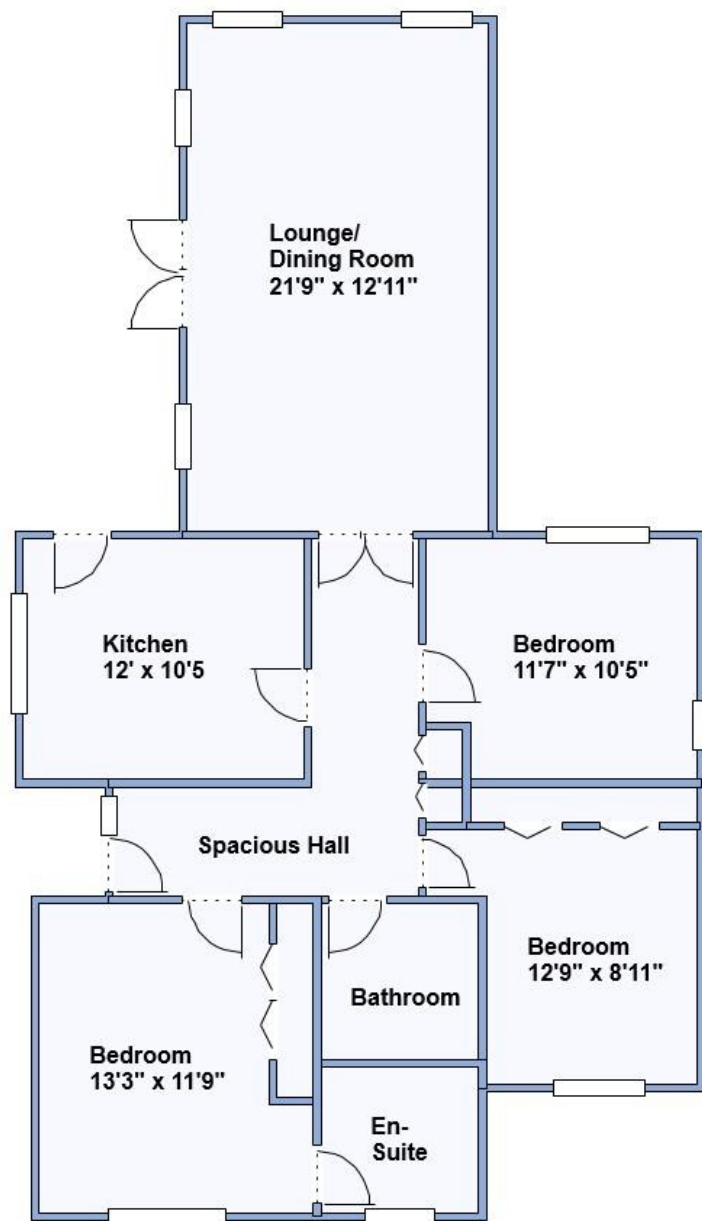
Main Bedroom



Bathroom



Spacious Hall



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

