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Spacious 3-Bedroom Detached Bungalow with Scope to Update Throughout

Tenure: Freehold | **Approx 122sq meters (1313sq ft)**

46 Oakhurst Road, West Moors,
Ferndown, Dorset. BH22 0DS

Price: £375,000

- Wide Entrance Hall
- Large Lounge & Dining Room
- 17'ft Kitchen
- Conservatory
- 3-Double Bedrooms
- Bathroom with Shower Cubicle
- Driveway & Garage
- Delightful 90ft Rear Garden with sunny aspect
- Potential for loft conversion subject to consents
- Close to Protected Forest Plantation
- Offered with No Onward Chain!
- Council Tax Band: D / EPC Rating: D

A spacious 3-Bedroom Detached Bungalow occupying a generous plot in a delightful position, conveniently located close to local amenities and within easy walking distance of protected forest walks. The property requires updating throughout, offering an excellent opportunity for a new owner to modernise and create a superb home in this sought-after location. The well-planned accommodation already includes a standout 34ft lounge/dining room, providing impressive and versatile living space. Externally, the bungalow benefits from a large rear garden, measuring approximately 90ft x 40ft, predominantly laid to lawn and enjoying a good degree of privacy. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.
Offered with No Onward Chain!

Accommodation and approximate room sizes:

- **Entrance Hall: Airing Cupboard**
- **Lounge: Feature fireplace. Sliding doors to conservatory.**
- **Dining Room: Feature fireplace. Ample space for dining suite.**
- **Kitchen: Extensive range of floor and wall cupboards. High level double oven & electric hob. Space for washing machine and fridge/freezer. Wall mounted gas boiler. Door to garden.**
- **Bedroom 1: Double Bedroom. Window to front aspect.**
- **Bedroom 2: Double Bedroom. Window to front aspect.**
- **Bedroom 3: Double Bedroom. Fitted wardrobe. Window to side aspect.**
- **Bathroom: Panelled bath with mixer tap and large shower cubicle. Pedestal wash basin & WC. Hatch to part-boarded and insulated roof space with ladder & light fitted.**
- **Rear Garden: Delightful rear garden, mainly laid to lawn having well stocked shrub borders and a large patio area at the rear of the property. The garden measures approximately 90ft x 40ft & enjoys a good degree of privacy.**
- **Driveway providing ample 'off-road' parking. Potential to create more parking if necessary.**
- **Garage: Power & light.**
- **Gas Central Heating**
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



The Property Ombudsman

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. W05210



17ft Kitchen



Large Kitchen



34ft Lounge/Dining Room



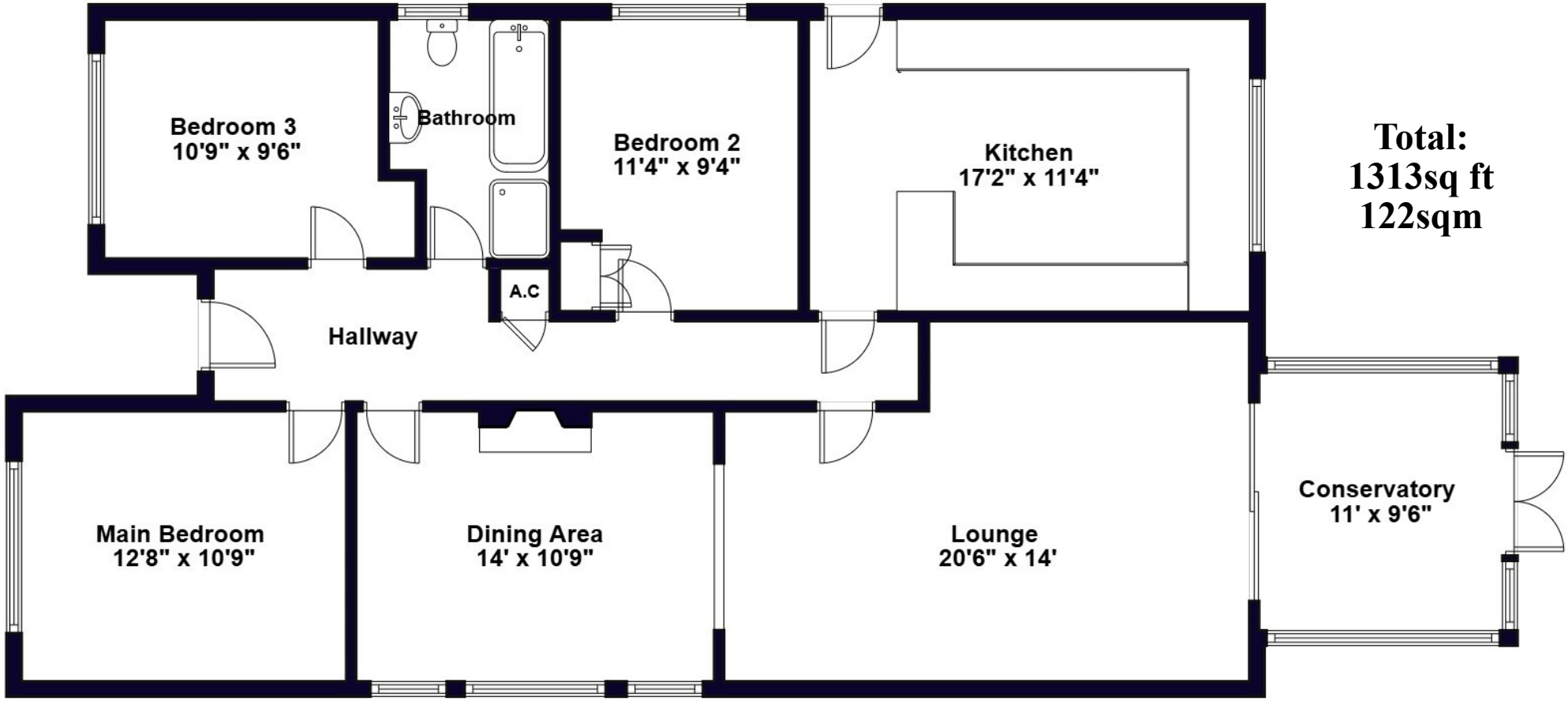
Large Living Space



Wide Entrance Hall



Conservatory



Total:
1313sq ft
122sqm

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





