

Beautifully Presented 4-Bedroom Family House on Large Corner Plot

Tenure: Freehold

Approx TBC sq meters (TBC sq ft)

**121 Heathfield Road, West Moors,
Ferndown, Dorset. BH22 0DE**

Price £500,000

- Entrance Hall
- Lounge with Floor to Ceiling Window
- Stunning Fitted Kitchen
- Dining Area with Double Doors onto Garden
- Studio/Office
- Downstairs Double Bedroom & En-Suite
- 3-Good Bedrooms Upstairs
- Modern Family Bathroom
- Fantastic Landscaped Rear Garden with Large Bar
- Spacious Garage Approx. 18ft x 13ft

A beautifully presented four-bedroom family home, occupying a fantastic corner plot in a popular road in West Moors, close to protected forest walks and well-regarded local schools. The property offers well-planned accommodation with generous room proportions throughout, highlighted by an impressive open-plan living space on the ground floor. This includes a large, bright and airy lounge flowing through to a stunning kitchen, newly fitted in 2026 to a high specification, together with a large dining area.

Outside, the property benefits from a large landscaped rear garden, featuring an impressive garden bar, ideal for entertaining. To the front, there is ample off-road parking and access to a large garage with light, power, and an up-and-over door. Presented in fantastic condition throughout, this is an excellent opportunity for a family seeking a long-term home in a desirable location. Viewing is highly recommended to fully appreciate the space and finish on offer.

Accommodation with Brief Description:

DOWNSTAIRS

Entrance Hall

Lounge: A good-sized room with a floor to ceiling window. Feature fireplace. Under stair storage. Wide opening to:

Kitchen: Newly Fitted in 2026. Quartz worktops. Built in appliances including a high level 'Bosch' double oven, tall fridge/freezer & dishwasher. 5-ring Bosch induction hob with cooker hood over. Quooker instant hot water tap. Cupboard housing gas combination boiler.

Dining Area: Ample space for large dining suite. Double doors opening onto rear garden along with additional rear door.

Studio: Versatile room, currently being used as a hair studio. Ideal office space.

Main Bedroom: Large double-bedroom with ample space for bedroom furniture and wardrobes.

En-Suite: Modern tiled shower cubicle. Vanity wash basin & W/C. Chrome heated towel rail. Tiled floor.

FIRST FLOOR

Landing: Airing Cupboard. Hatch to insulated and part boarded loft space.

Bedroom 2: Good sized-double bedroom. Built in wardrobe. Window overlooking front aspect.

Bedroom 3: Double-bedroom overlooking delightful rear garden. Recessed storage cupboard.

Bedroom 4: Single bedroom/office space. Built in cupboard. Window overlooking front aspect.

Family Bathroom: Luxury modern suite comprising a large panelled bath with thermostatic shower over & glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail. Tiled walls and floor.

Rear Garden: Delightful rear garden arranged into several well-defined sections, creating an attractive and versatile outdoor space. Features include a substantial garden bar, ideal for outdoor entertaining, a large area of artificial grass, various patio seating areas, and a further section laid to stone. There is also a generous outside storage area, well-stocked shrub borders, and the garden enjoys a good degree of privacy and sunshine throughout.

Garage: Approx 18'3"ft x 13'7"ft. Light and power. Plumbing for washing machine and tumble dryer. Access via rear garden. Wide up and over door.

Wide Driveway providing off-road parking.

New Roof, Gutters & Facias fitted 2024

Gas Central Heating - Boiler Installed 2022 (system untested)

PVCu Double-Glazing

Council Tax Band 'D'

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 W05245



Stunning Fitted Kitchen



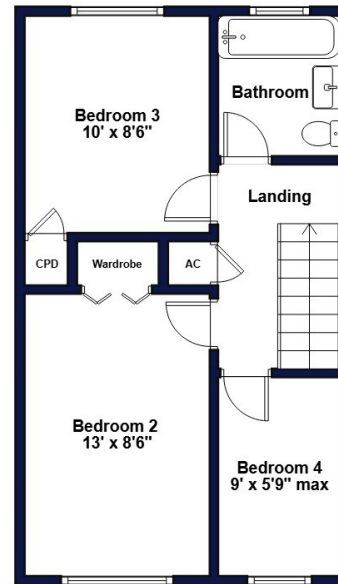
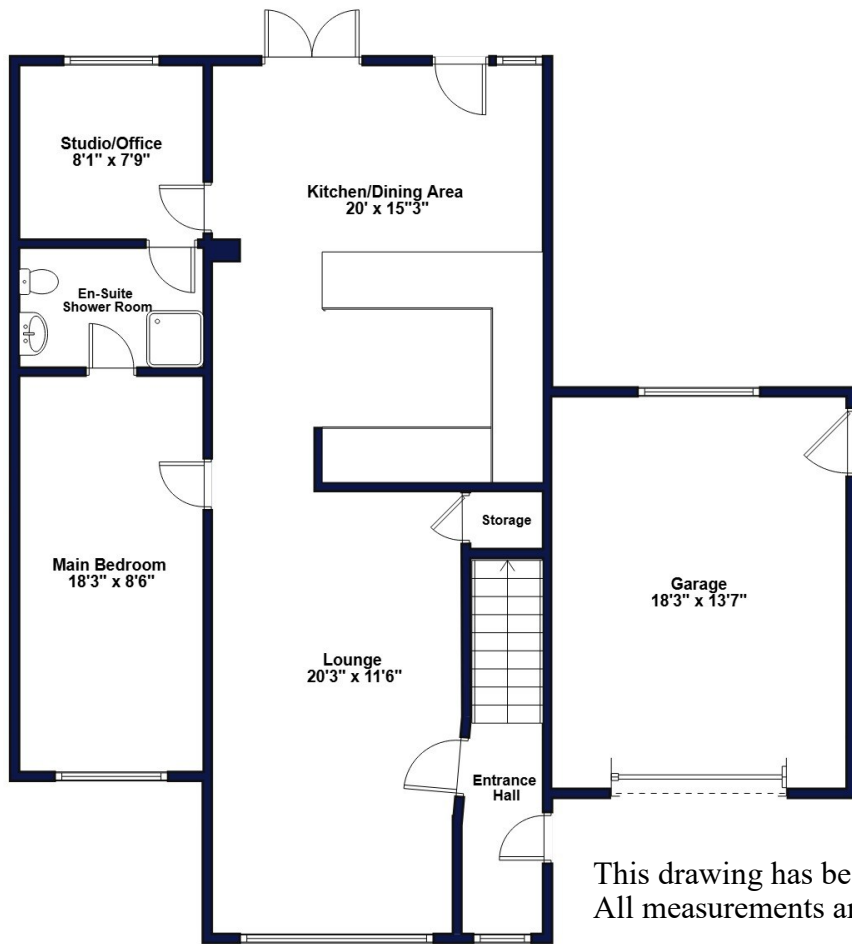
Large Dining Area



High Quality Kitchen



Bright & Airy



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





Fantastic Garden Bar



Private, Sunny Garden



Rear Elevation



Large Patio Area