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Draft Particulars

Spacious 2-Bedroom Detached Bungalow in Pleasant Location near to Village Centre

Tenure: Freehold | **Approx 89 sq meters (968 sq ft)** | **Close to Shops & Services** | **No Chain!**

5 Summercroft Way,
West Moors, Ferndown. BH22 0JT

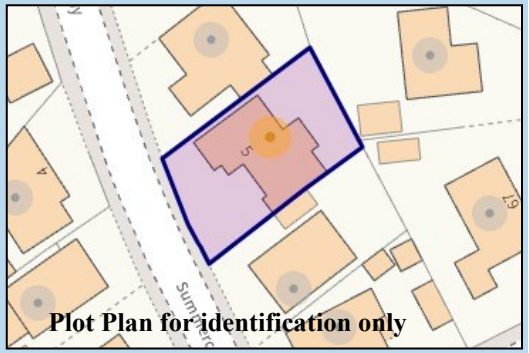
Price £400,000

- Enclosed Porch & Spacious Hall
- Lounge & Dining Room
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Shower Room
- Hobbies Room/Office & Attic Room
- Gas Central Heating & Double-Glazing
- Private Patio Garden
- Wide Driveway leading to Garage
- Village Centre Location
- Forest Walks close by
- Viewing recommended!

Spacious 2-bedroom detached bungalow which has been skilfully extended to provide well-planned accommodation, combined with generous room dimensions. The bungalow occupies a convenient location, a short walk from West Moors Village Centre, with shops, café's, doctors & dentists, bus services & churches of various denominations. Nearby, protected forestry land provides endless nature walks. Good road connections provide easy access to nearby towns such as Ferndown, Ringwood & Wimborne together with the seaside resorts of Bournemouth, Poole & the New Forest National Park.
Overall, the property offers light & airy, well-planned accommodation with several bonus rooms, set in a very pleasant position. Viewing highly recommended!

Accommodation and approximate room sizes:

- **Enclosed Porch**
- **Spacious Hall: Cloaks cupboard. Hatch with loft ladder leading to USEFUL ATTIC ROOM with Velux window & lighting, access to insulated loft space.**
- **Lounge: A bright, spacious room overlooking the front garden. Feature fireplace. Double doors to:**
- **Dining Room: Patio doors to rear garden. Access to rear lobby.**
- **Kitchen/Breakfast Room: Comprising a modern fitted kitchen with a good range of wall and base units. High level double oven, gas hob & hood over. Tall larder unit. Space for Space fridge/freezer & dishwasher. Rear lobby with broom cupboard & door to garden.**
- **Bedroom 1: A generous bedroom with built-in wardrobes.**
- **Bedroom 2: Ample double bedroom with rear aspect window.**
- **Shower Room: Shower cubicle with thermostatic shower. Vanity wash basin & WC.**
- **Gas Central Heating, Double-Glazing & Cavity Wall & Loft Insulation**
- **Rear Garden: Delightful patio garden with well stocked shrub borders. In all the garden enjoys a good degree of sunshine and privacy. Side gate. Outside tap. Garden Shed.**
- **Hobbies Room: Useful space ideal for home office or hobbies & occasional bedroom.**
- **Wide driveway leading to Garage: Up & over door, doors to front and rear elevation. Power & light. Access to:**
- **Laundry Room/WC: Plumbing for washing machine & space for tumble dryer. WC.**
- **Council Tax Band 'D' Energy Rating 'tbc'**



Plot Plan for identification only

Modern Kitchen/Breakfast Room

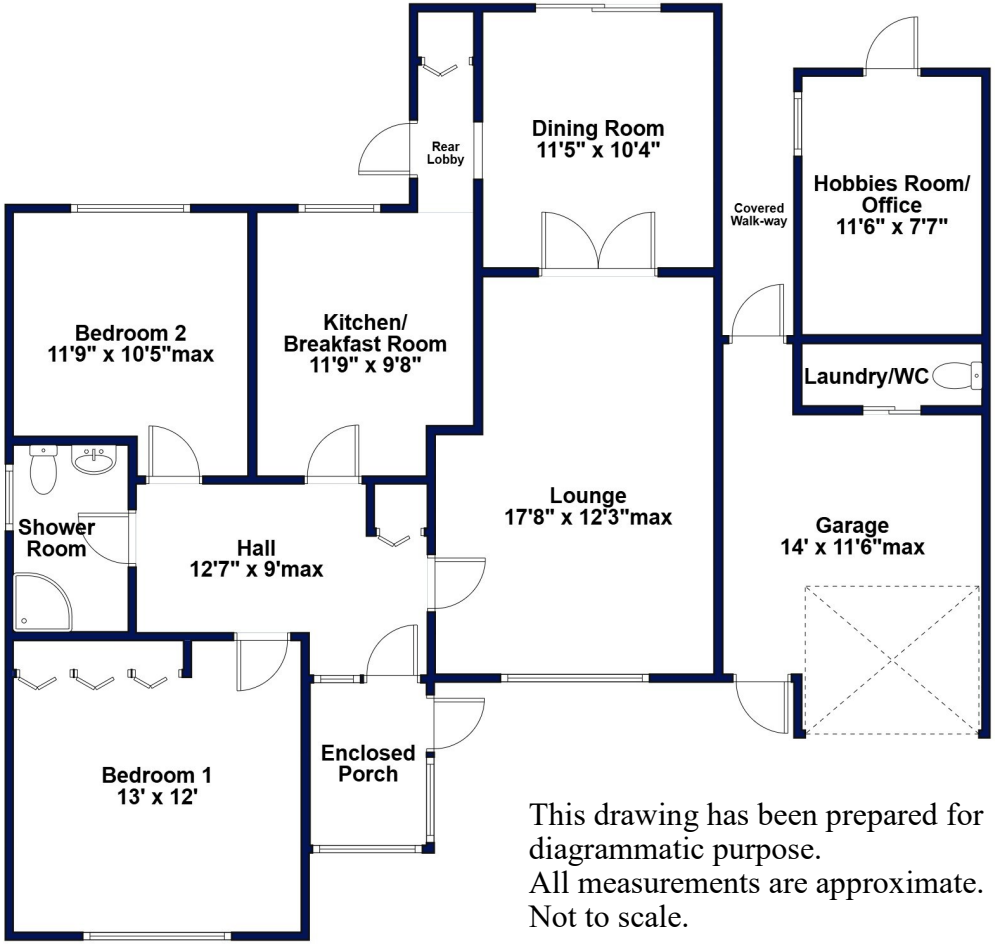
Lounge

Dining Room

Spacious Hall

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. Ref W05340



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

Rear Elevation

Bedroom 1

Shower Room

Private Patio Garden