

Spacious 4.5 Bedroom Family House Presented in Beautiful Condition Throughout

Tenure: Freehold

Approx 120 sq meters (1291 sq ft)

**32 Southdown Way, West Moors
Ferndown, Dorset. BH22 0PL**

Price £450,000

- Entrance Hall with Cloakroom
- Through Lounge/Dining Room
- Spacious, Modern Fitted Kitchen
- Study / Downstairs Bedrooms
- 4-Good Sized Bedroom Upstairs
- Modern En-Suite Shower Room & Family Bathroom
- Delightful Patio Rear Garden
- Garage with Ample Off Road Parking in front
- Close to Forest Walks & Village Centre
- Offered with No Onward Chain!

A spacious and beautifully presented End-Of-Terrace family home, ideally positioned within easy reach of West Moors' comprehensive village centre and scenic forest walks. This impressive property offers well-planned accommodation that has been thoughtfully modernised to a high standard over the years. The ground floor features a bright and spacious open-plan layout, with a generous lounge/dining room that flows through into a stylish fitted kitchen, creating an ideal space for everyday family life. The ground floor also benefits from a versatile room that works perfectly as a home office, playroom or fifth bedroom. Upstairs, the property boasts 4 well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a family bathroom. Outside, the property benefits from a garage and ample off-road parking for several vehicles, with convenient rear access directly into the garden. The rear garden is designed for low maintenance, predominantly laid to patio, and enjoys a sunny aspect for much of the day. Viewing is highly recommended to fully appreciate the excellent condition, spacious accommodation and peaceful location this family home has to offer. The property also benefits from No Onward Chain!

Accommodation with Brief Description:

GROUND FLOOR

Entrance Hall: Tiled Flooring.

Cloakroom: Wash basin & WC. Tiled walls.

Lounge/Dining Room: A great sized through-room that benefits from dual-aspect windows and double doors onto the rear garden. Opening to:

Kitchen/Breakfast Room: Extensive range of modern floor and wall cupboards with inset stainless steel sink unit. High-level oven and grill. Integrated tall fridge/freezer, washing machine and dishwasher. Electric hob with cooker hood over. Breakfast bar with space for stools. Cupboard housing gas combination boiler. Rear door to garden.

Study/Bedrooms 5: Ideal space for home office or useful downstairs bedroom. Large window overlooking front aspect.

FIRST FLOOR

Bedroom 1: Extremely large-double bedroom with window overlooking front aspect. Ample space for bedroom furniture.

En-Suite Shower: Large walk-in shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome Heated towel rail. Stylish tiled walls and floor.

Bedroom 2: Double bedroom overlooking front aspect. Large fitted wardrobe with sliding doors.

Bedroom 3: Double bedroom overlooking rear garden. Recessed fitted wardrobe and dressing area.

Bedroom 4: Ideal children's bedroom. Window overlooking front aspect.

Family Bathroom: Panelled bath with mixer tap and thermostatic shower over with glass screen fitted. Vanity wash basin & WC. Chrome heated towel rail. Fully tiled.

Landing: Storage cupboard. Hatch to insulated and part boarded roof space.

Rear Garden: Predominantly laid to paved patio with mature shrubs. Large garden shed. Outside tap and double electric socket. Rear gate to:

Garage with up & over door. Ample space in front providing 'off-road' parking for several vehicles.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters

Council Tax Band 'D'

Energy Rating 'C'

Offered with No Onward Chain!

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.

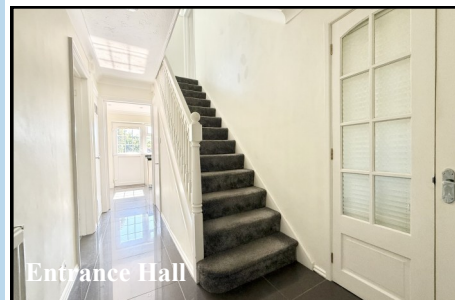
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Spacious Fitted Kitchen



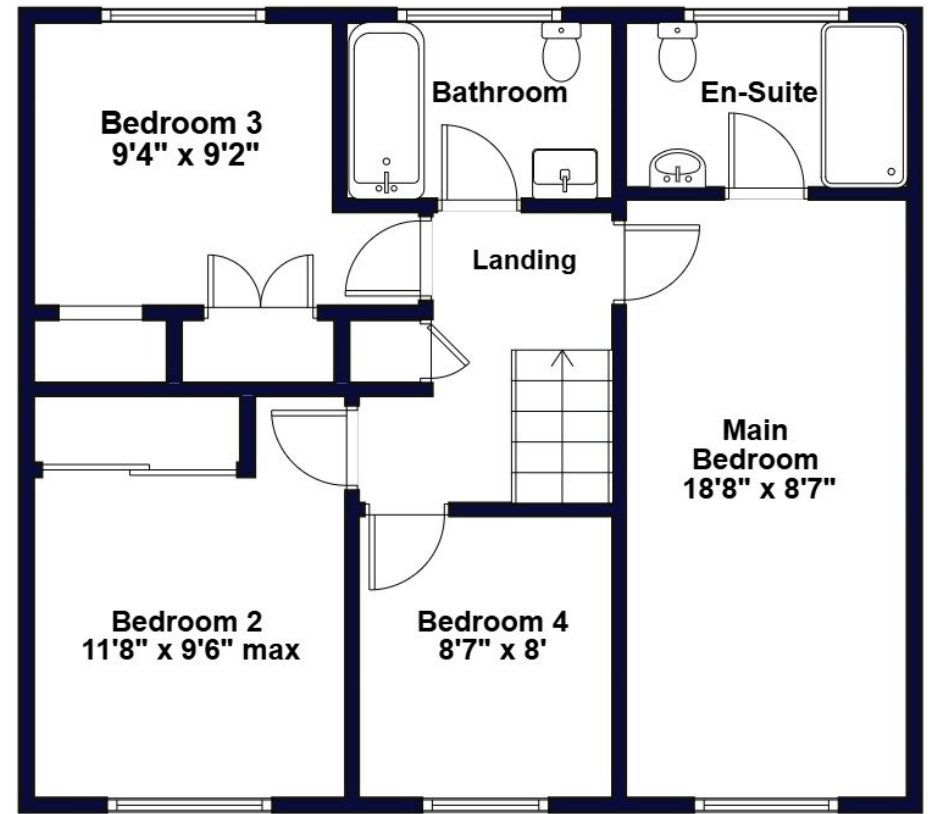
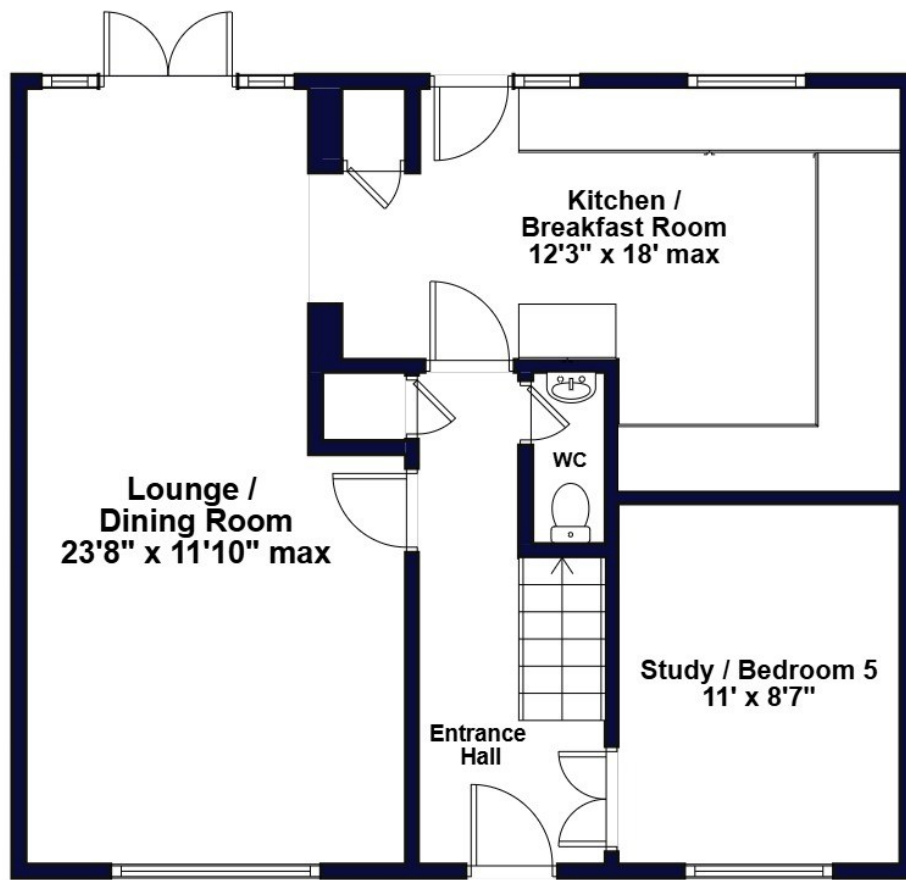
Integrated Appliances



Entrance Hall



Bright & Airy Kitchen



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

Total Approximate Area: 1291sq ft / 120 sq m





Rear Elevation



Sunny Patio Garden



End-Of-Terrace Family Home



Garage & Off Road Parking