



## Immaculately Presented Detached Bungalow Close to Amenities & Forest Walks

Tenure: Freehold

Approx 76 sq metres (818 sq ft)

56 Glenwood Way,  
West Moors, Ferndown. BH22 0ET

**Price £440,000**

- Spacious Entrance Hall
- Large Lounge/Dining Room
- Modern Fitted Kitchen
- 2-Double Bedrooms
- En-Suite Shower Room
- Main Shower Room
- Delightful South Facing Garden
- Wide Driveway & Garage
- Gas Central Heating & PVCu Double-Glazing
- Solar Panels Fitted
- Near to Local Amenities & forest walks
- EPC Rating: B



This spacious detached bungalow is presented in pristine condition and occupies an excellent position within easy walking distance of West Moors' comprehensive village centre, with its range of shops and services close at hand, as well as being just a short walk away from protected forest walks. Excellent road connections provide access to the coastal resorts of Bournemouth and Poole, together with the New Forest. The property has been exceptionally well maintained throughout and enjoys a delightful south-facing rear garden, complemented by a wide driveway and detached garage. Viewing is highly recommended to fully appreciate the quality and presentation of this impressive home.



#### Accommodation and approximate room sizes:

- **Spacious Hall:** Cloaks cupboard and airing cupboard. Hatch to insulated and part-boarded roof space with ladder fitted. Loft housing Gas combination boiler.
- **Lounge/Dining Room:** A bright, generous-sized room with a pleasant outlook and double doors leading to a sunny rear garden.
- **Kitchen:** Superb modern kitchen having a good range of floor and wall cupboards. Integrated Bosch appliances including a tall fridge/freezer, washing machine, dishwasher, high level oven & microwave, along with a gas hob with cooker hood over. Peninsular with space for stools.
- **Bedroom 1:** Generous double-bedroom with a large freestanding wardrobe. Window to front elevation.
- **En-Suite Shower Room:** Large, tiled shower cubicle. Vanity wash basin, W/C and chrome heated towel rail. Mirror with built-in light.
- **Bedroom 2:** Generous double-bedroom. Window overlooking rear garden.
- **Shower Room:** Large, tiled shower cubicle. Vanity wash basin, W/C and chrome heated towel rail. Mirror with built-in light.
- **Rear Garden:** Beautifully landscaped, south-facing rear garden with multiple paved patio areas and shaped lawn with well stocked shrub borders. Garden cabin with light and power, double glazing and additional insulation. Side gate and Outside tap. Garden shed and sentry box.
- **Wide Driveway** providing ample parking & leading to:
- **Detached Garage:** Power & Light.
- **Gas Central Heating** (untested) & PVCu Double-Glazing
- **Council Tax Band 'D'**    **Energy Rating 'B'**

**Agents Note:** The property has solar panels which generate electricity. The Company that installed the panels have a formal lease of the external roof space from 2012 for 25 years (2037), on which the panels are mounted. Electricity generated during the day is provided to the owner of No.56, free of charge, all electricity which is not used is fed into the National Grid and any payments for this are made to the Company who installed the panels.

**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 W05187



Spacious Hall



Stunning Kitchen



Range of Cupboards



Delightful Outlook



Lounge/Dining Room



Bright & Airy Room



Lounge/Dining Room



