DIXON KELLEY
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Beautifully Presented, Semi-Detached Bungalow Close to Amenities & Nature walks

Tenure: Freehold | **102Sqm (1097sq ft) approx.** | **Popular Area** | **Good-Sized Garden**

26 Heathfield Road,
West Moors, Ferndown. BH22 0BG

Price £440,000

- Spacious Hall
- Huge Open Plan Living Space
- Modern Kitchen
- 2-Double Bedrooms
- Luxury Bathroom
- Bedroom 3/Office
- Gym Room/Potential 3rd Bedroom
- Landscaped Rear Garden
- Long Driveway & Garden Store
- Gas Central Heating & PVCu Double-Glazing
- Close to Local Amenities & Nature Walks
- Viewing recommended!

Beautifully presented 2/3 bedroom semi-detached bungalow, ideally situated near scenic protected forest walks and just a short stroll from the comprehensive West Moors Village Centre. This home offers a stylishly extended open-plan living area, highlighted by large sliding doors opening onto a private rear garden and a large atrium roof window that fills the space with natural light. Outside, the landscaped rear garden is perfect for entertaining, featuring a spacious patio, a hot tub, and a well-maintained lawn. Viewing is highly recommended to fully appreciate the quality and space on offer!

Accommodation and approximate room sizes:

- **Spacious Hall: Tiled flooring. Hatch to insulated & part boarded roof space with ladder fitted. Large Storage Cupboard. Loft space housing gas combination boiler.**
- **Open Plan Living Space: Beautifully extended room with atrium roof window. Mainly laid to carpet and luxury vinyl (LVT). Underfloor heating. Sliding doors onto private rear garden. Generous space to accommodate a lounge and dining suite, along with a sizable office area.**
- **Kitchen: Good range of modern floor and wall cupboards. High level double oven. 5-ring 'Bosch' gas hob with cooker hood over. Integrated washing machine & space for large fridge/freezer.**
- **Bedroom 1: Large Double Bedroom. Bay window overlooking front aspect.**
- **Bedroom 2: Double Bedroom over looking front aspect.**
- **Office: Double Doors leading to long driveway. Wide door accessing garden store room.**
- **Gym Room/Potential 3rd Bedroom: (With planning permission to install sky light)**
- **Bathroom: Panelled Jacuzzi bath with mixer tap & large shower cubicle. Vanity wash basin & WC. Chrome heated towel rail.**
- **Private Rear Garden: Delightful, landscaped garden with large paved patio areas and lawn. Fantastic outdoor kitchen/ entertaining area with hot Tub included. Large garden store room with light & power. Outside tap.**
- **Gas Central Heating & PVCu Double-Glazing**
- **Long Driveway providing ample 'off road' parking.**
- **Front Garden with mature shrubs.**
- **Council Tax Band 'C'**
- **Energy Rating 'TBC'**

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 W05004


Modern Kitchen


Modern Kitchen

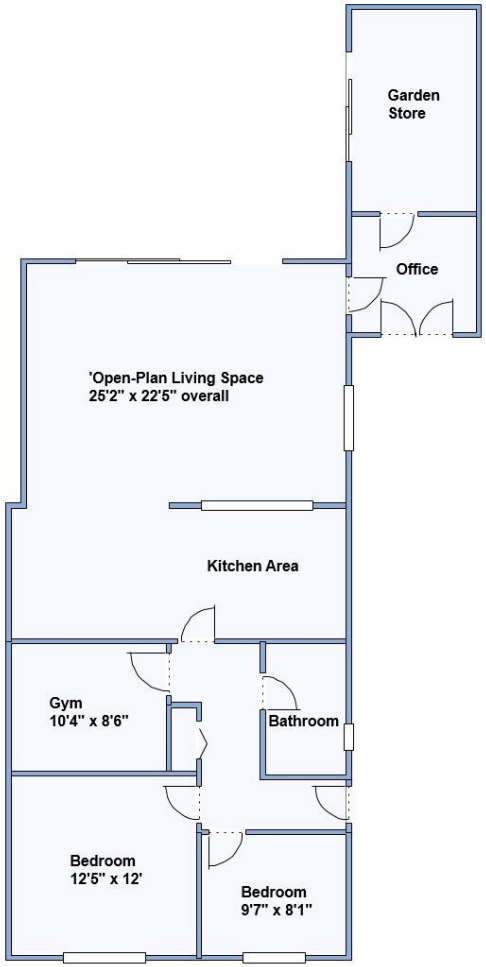

Hall


Luxury Bathroom


Open Plan Living Space


Open Plan Living Space


Large Shower Cubicle



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













