

Draft Particulars

2-Bedroom Bungalow On a Fantastic 0.19 Acre Plot & Close to West Moors Village Centre

Tenure: Freehold

1 Pennington Close,
West Moors, Ferndown, BH22 0JU

Price £425,000

- Wide Entrance Hall
- Large Lounge/Dining Room
- Spacious Kitchen/Breakfast Room
- 2-Double Bedrooms
- Shower Room
- Large Sunny Rear Garden
- Ample Off Road Parking
- Garage w/ Electric Up & Over Door
- Gas Central Heating & PVCu Double-Glazing
- Close to West Moors Village Centre
- Short Stroll from Protected Forest Walks
- No Onward Chain!

A spacious 2-bedroom (formerly 3-bedroom) detached bungalow, superbly positioned on a large corner plot within a quiet close. The property is just a short walk from the popular West Moors Village Centre, which offers a variety of shops, cafés and local amenities. The bungalow enjoys a large, sunny rear garden that provides a high degree of privacy. Additional features include a long driveway, front garden and garage. Viewing is recommended to fully appreciate the property's excellent position and generous accommodation. Offered with no onward chain!

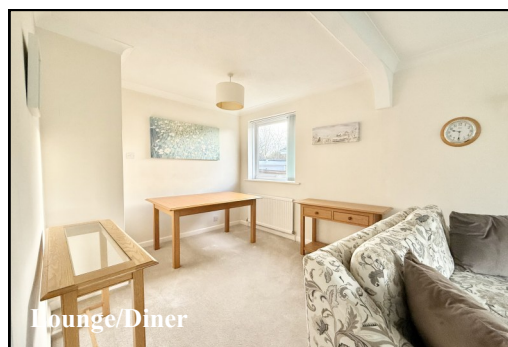
Accommodation and approximate room sizes:

- **Wide Entrance Hall:** Large airing cupboard housing conventional Gas Boiler.
- **Lounge/Diner:** A good-sized room with a large floor-to-ceiling window overlooking front aspect. Double aspect windows. Feature electric fireplace. Ample space for lounge & dining suites. Electric, exterior Sun awning.
- **Kitchen:** Range of floor and wall cupboards. Freestanding Gas cooker. Space for tall fridge/freezer and washing machine. Door to side access. Space for dining table.
- **Bedroom 1:** Good-sized double bedroom with a built-in wardrobe. Sliding doors leading to delightful rear garden.
- **Bedroom 2:** Double bedroom with a fitted wardrobe. Window overlooking rear garden.
- **Shower Room:** Corner shower cubicle with electric 'Mira' system. Wash basin & WC. Chrome heated towel rail.
- **Rear Garden:** Approx 73' x 50' ft. A superb, well maintained garden, mainly laid to lawn, with a large patio area.
- **Long Driveway** providing ample 'off road' parking. Leading to:
- **Garage:** Power & light. Electric up and over door.
- **Front Garden** with large area laid to lawn.
- **New Carpet** fitted in the Living Space, Hall and Main Bedroom in 2025.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing**
- **Council Tax Band 'D'**
- **Energy Rating 'TBC'**



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 W05160



Lounge/Diner



Lounge/Diner



Kitchen/Breakfast Room



Kitchen/Breakfast Room



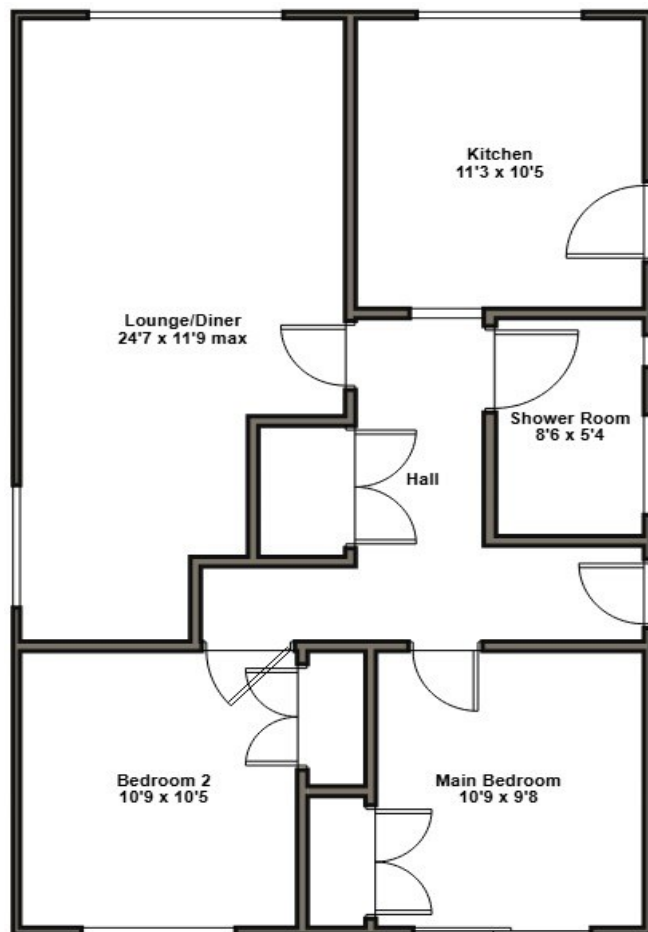
Wide Hall



Shower Room



Main Bedroom



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

