

Spacious 3-Bedroom Terraced House in Popular Development close to Shops & Services

Tenure: Freehold

Approx 81 sq meters (871 sq ft)

**17 Cracklewood Close, West Moors,
Ferndown, Dorset, BH22 0DU**

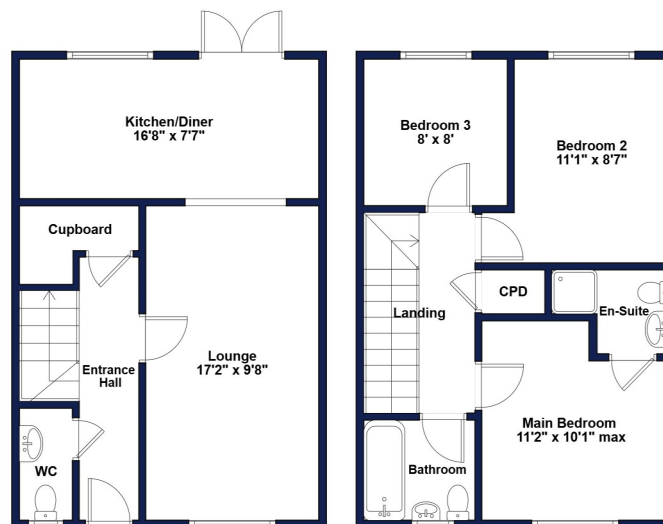
Price £300,000

- Spacious Entrance Hall
- Bright & Airy Lounge
- Modern Kitchen/Dining Room
- 3-Good Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Downstairs WC & Large Storage Cupboard
- Delightful, Low Maintenance Rear Garden
- Garage with Light & Power
- Allocated Parking in Front of Garage
- Well Maintained Communal Gardens
- Offered With No Onward Chain

Well-presented 3-bedroom terraced house situated within the popular courtyard development, Cracklewood Close. The development benefits from vast, well maintained communal gardens and is conveniently positioned close to major supermarkets and excellent transport links. The property offers well-planned and spacious accommodation, highlighted by a large open-plan living area which provides a bright and airy space, with direct access to the rear garden. Upstairs, there are 3 good-sized bedrooms, together with a family bathroom. Outside, the rear garden has been attractively landscaped to provide a low-maintenance space, with a rear gate giving access to the garage and parking space positioned in front. The property is offered with no onward chain.

Accommodation and approximate room sizes:

- **Entrance Hall:** Large storage area under the stairs.
- **Cloakroom:** Wash basin & WC.
- **Lounge:** A spacious, bright and airy room with ample space for large furniture.
- **Kitchen/Dining Room:** Range of floor & wall cupboards. Built-in fan oven with gas hob and cooker hood over. Space for tall fridge/freezer, washing machine and tumble dryer. Space for dining suite and double-doors to rear garden.
- **Landing:** Hatch to part-boarded and insulated loft space. Storage cupboard housing gas combination boiler.
- **Bedroom 1:** Generous double bedroom with space for wardrobes.
- **En-Suite:** Cubicle with thermostatic shower. Wash basin & WC.
- **Bedroom 2:** Double-bedroom.
- **Bedroom 3:** Single bedroom or ideal home office.
- **Bathroom:** Panelled bath with mixer tap and shower attachment. Wash basin and WC. Part-tiled walls.
- **Rear Garden:** Laid to artificial lawn and stone, with an area of patio laid adjacent to double doors. Rear gate to garage with light & power, with an allocated parking space in front. PVCu Double-Glazing & Gas Central Heating
- **Council Tax Band 'D'**
Energy Rating 'C'
- Acres of well-maintained communal gardens. The service charge for the communal gardens is £1010 per calendar year.
- Offered with No Onward Chain!



Modern Kitchen/Diner

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



Bright & Airy Lounge



Dining Area



Rear Elevation



Family Bathroom



Low Maintenance Garden

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 W05328