Three bedroom detached bungalow

71 HEATHFIELD ROAD, WEST MOORS, DORSET, BH22 0DE

Asking Price

£489,000

FEATURES

- EXTENDED STUNNING DETACHED BUNGALOW
- LARGER THAN AVERAGE PLOT
- HIGHLY SOUGHT AFTER AREA
- KITCHEN BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- AMPLE OFF ROAD PARKING
- MODERN BATHROOM

3 1 2 D

SIMPSONS estate agents

3 Bedroom Bungalow - Detached located in West Moors

ENTRANCE

On entering this fine property via a hard wood door with glazed inlay and side panel, you are welcomed into a bright spacious hallway with papered walls and smooth ceiling, coving, radiators, loft hatch, storage cupboards one housing the gas fired combination boiler, doors leading to all primary rooms.

LOUNGE/ DINER

16'4" x 12'1"

Entering this delightful and spacious room from the inner hallway via a set of internal double doors ,the lounge offers a further relaxing area with textured ceiling, coving, papered walls, carpeted flooring, Upvc windows to side and front aspects, radiator, feature fire place.

KITCHEN / BREAKFAST ROOM

16'4" x 11'1"

A stunning kitchen breakfast room with a large selection of wall and floor mounted units in a light cream , larder style storage with polished chrome handles, stone effect worktop, extractor fan, gas hob with glass splash back, twin high level ovens, built in fridge freezer, stainless steel sink, space for a full size dish washer, under the counter drinks fridge, tiled effect flooring, Upvc windows to the rear and side aspect, Upvc French style doors offering direct access to the rear garden.

MASTER BEDROOM

13'1" x 11'5"

A generous size master bedroom a large Upvc bay window to the front aspect ,wall lights, radiator, textured ceiling with papered walls, built in wardrobes.

BEDROOM TWO / DINING ROOM

14'9" x 10'9"

A stunning bedroom or dining room flooded with natural light from a large Upvc style glass doors, carpeted flooring, radiator, textured ceiling.

BEDROOM THREE

10'5" x 9'2"

A generous third bedroom with textured ceiling, radiator, carpet flooring, wardrobe, Upvc window to the front aspect.

BATHROOM

9'2" x 8'2"

A stunning family bathroom with smooth plastered ceiling with down lights, extractor fan, Fully tiled walls and flooring , separate walk in shower with stylish glass brick feature wall, separate bath, hand basin with vanity storage low level Wc, radiator, towel rail, twin Upvc windows to the side aspect.

UTILITY / HOME OFFICE

16'8" x 7'10"

A most convenient and useful addition to this fine home is the utility room / home office, the room has been converted from the former garage, now offers full plumbing, power and lighting, insulated roof area, Upvc door.

OUTSIDE SPACE

The front of the property has a larger than average plot size and comes with a mix of lawn, mature shrubs and gravel hardstanding for several vehicles. The additional hardstanding is ideal for leisure vehicle parking and comes with a power

connection. A driveway, with side gates, offers more parking options.
The delightful private rear garden has a southerly aspect, with patio seating areas and lawn, all surrounded by mature shrubs. There is also a shady vine covered pergola.
In addition, there is a large shed for storage

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, SmartSearch will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), SmartSearch will send a secure link for you to complete the biometric checks electronically . A non-refundable fee of £35 + VAT per person will apply for these checks.

Ground Floor

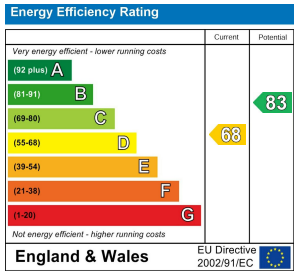
Call us on

01202 532556

sales@simpsonsestateagents.com
www.simpsonsestateagents.com

Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SIMPSONS estate agents