

Spacious 3-Bedroom Detached Bungalow Close to amenities & backing onto wooded copse
Tenure: Freehold Approx 83 sq metres (893 sq ft)

40 Pennington Road,
West Moors, Ferndown. BH22 0JQ

Offers in Excess of: £435,000

- Entrance Hall
- Large Lounge/Dining Room
- Fitted Kitchen
- Conservatory
- 3-Good Bedrooms
- Shower Room & Cloakroom

- Gas Central Heating & PVCu Double-Glazing
- Delightful Private Garden
- Long Driveway & Garage
- Near to local shops & services
- Backing onto Wooded Copse
- Viewing Recommended!

Spacious 3-bedroom detached bungalow occupying a good location within walking distance of the comprehensive village centre of West Moors, with shops & services close to hand yet backing onto protected wooded copse with nature walks & access to the Castleman Trailway & nearby Ferndown Forest Golf Club. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained throughout & viewing is recommended!

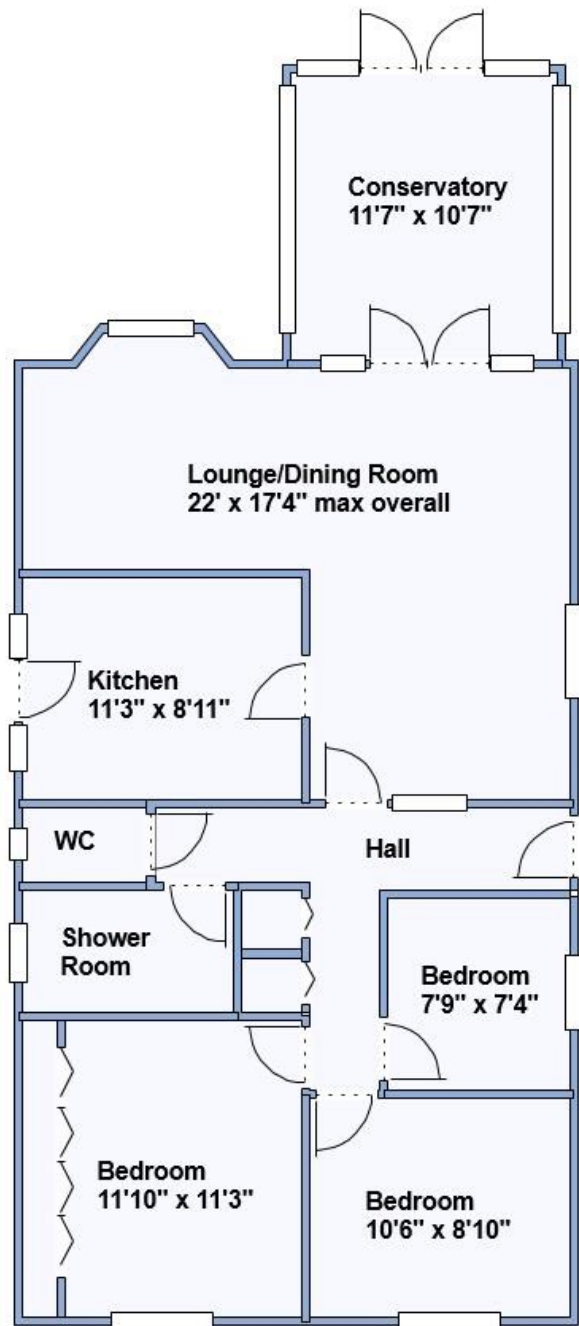
Accommodation and approximate room sizes:

- **Entrance Hall:** Airing cupboard. Cupboard housing Ferolli combination gas boiler. Hatch to insulated roof with ladder.
- **Cloakroom:** Fully tiled. Wash basin & WC.
- **Lounge/Dining Room:** A good-sized room with feature fireplace having flame gas fire and in the dining area, a circular bay window overlooking rear garden. Double doors to:
- **Conservatory:** Ceramic tiled floor with underfloor heating. Double doors to rear garden.
- **Kitchen:** Modern range of floor and wall cupboards. Built-in oven, microwave, induction hob & cooker hood over. integrated dishwasher & space for washing machine & fridge/freezer. LED spot lights. Door to garden.
- **Bedroom 1:** Range of built-in quality wardrobes. Oriel bay window.
- **Bedroom 2:** Built-in wardrobes & high level cupboards. Oriel bay window.
- **Bedroom 3:** Window to side elevation.
- **Shower Room:** Fully tiled. Shower cubicle with Mira electric shower. Wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating & PVCu Double-Glazing**
- **Cavity Wall Insulation**
- **Private Rear Garden:** Delightful private garden with paved patio area & lawn with well stocked shrub borders. Side gate. Outside tap. Garden shed. Rear gate giving direct access to wooded copse.
- **Wide Driveway** providing ample parking & leading to:
- **Detached Garage:** approx 17'4" x 8'2". Up & over door.
- **Council Tax Band 'D' Energy Rating 'C'**



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 W04831





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

Plot Plan for identification purposes only

