

Exceptionally Spacious 4-5 Bedroom Detached Family House in Village Centre

Tenure: Freehold

Approx 171sq meters (1840 sq ft)

**4 Farm Road, West Moors,
Ferndown, Dorset. BH22 0JL**

Price: Offers in Excess of £600,000

- Spacious Entrance Hall
- Large Living Room
- Stunning Fitted Kitchen/Dining Room
- Fantastic Family Room
- Utility Room
- Gym/Home Office/Occasional Bedroom
- 4-Good Bedrooms Upstairs
- 3-Shower Rooms & Downstairs WC
- Private Rear Garden
- Ample Off Road Parking & Short, Double Garage

Exceptionally spacious detached family home occupying a convenient position in the heart of West Moors Village Centre, within easy walking distance of beautiful scenic forest walks. This substantial property offers exceptionally well-planned accommodation, with generous room proportions throughout, including a superb 26ft kitchen/diner, impressive family room and separate lounge. Upstairs, there are 4 good-sized bedrooms, with the principal bedroom benefiting from a modern en-suite shower room, complemented by a large family shower room. Outside, the property is approached via a wide tarmac and block-paved driveway, providing ample off-road parking and leading to an attached short double-width garage/store. The private rear garden is predominantly laid to lawn, offering a pleasant outdoor space. Viewing is highly recommended to fully appreciate the generous proportions and versatile accommodation this impressive family home has to offer.

Accommodation with Brief Description:

DOWNSTAIRS

Entrance Hall: Wood flooring. Useful under-stairs cupboard.

Cloakroom: Fully tiled. Modern suite comprising WC & vanity wash basin.

Lounge: Wide oriel bay window. Wood flooring. Oak sliding doors to:

Kitchen/Dining Room: Superb range of high gloss floor and wall cupboards with Granite work tops and wide breakfast bar. Built in Neff oven, microwave and 5 burner gas hob with cooker hood above. Integrated tall fridge/freezer & dishwasher. Built-in wine cooler. LED inset spot lights and kick-board lighting. Double doors leading.

Family Room: Fantastic, versatile room laid to tiled flooring. Double doors leading to rear garden.

Utility Room: (Approached via the family room). Plumbing for washing machine.

Gym/Office: Laminate flooring. A useful space ideal for home office use, gym or occasional bedroom.

En-Suite Shower Room: Shower cubicle with electric shower, wash basin & WC.

FIRST FLOOR

Bedroom 1: Large double-bedroom. Recessed double wardrobe plus long dresser unit.

En-Suite Shower Room: Fully tiled. Shower cubicle with thermostatic shower valve. Vanity wash basin & WC. Chrome heated towel rail.

Bedroom 2: Large built-in double wardrobe plus fitted dresser unit.

Bedroom 3: Recessed double wardrobe.

Bedroom 4: Recessed wardrobe & fitted desk.

Family Shower Room: Fully tiled. Large 'walk-in' shower cubicle with thermostatic shower valve. Vanity wash basin. Chrome heated towel rail. Tiled floor.

Landing: Hatch to insulated roof space. Double cupboard housing gas fired combination boiler. Door to balcony over garage.

Wide Driveway with tarmac surface & block paving, providing excellent off-road parking & leading to:

Attached Garage: Short, double width garage/store. Power & light.

Rear Garden: Predominantly laid to lawn with a paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy. Side gate. Security lighting & water tap.

Gas Central Heating (system untested)

PVCu Double-Glazing, PVCu Soffits & Fascias. Cavity Wall Insulation.

Security CCTV & Alarm System

Council Tax Band 'E'

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 W05332



Stunning Fitted Kitchen



Extensive Range Of Cupboards



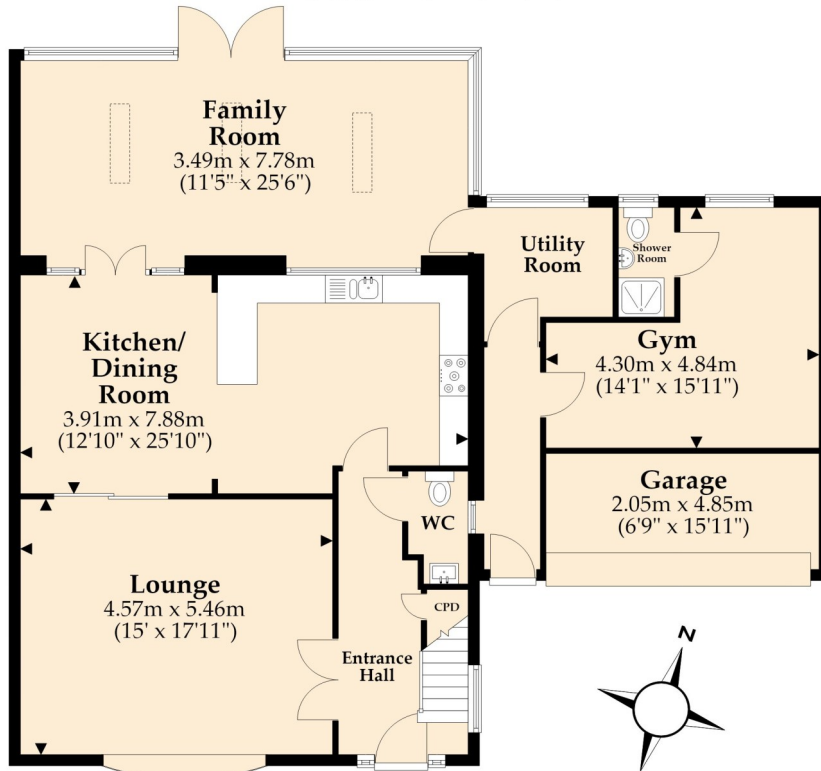
Fantastic Kitchen/Diner



Space for Large Dining Suite

Ground Floor

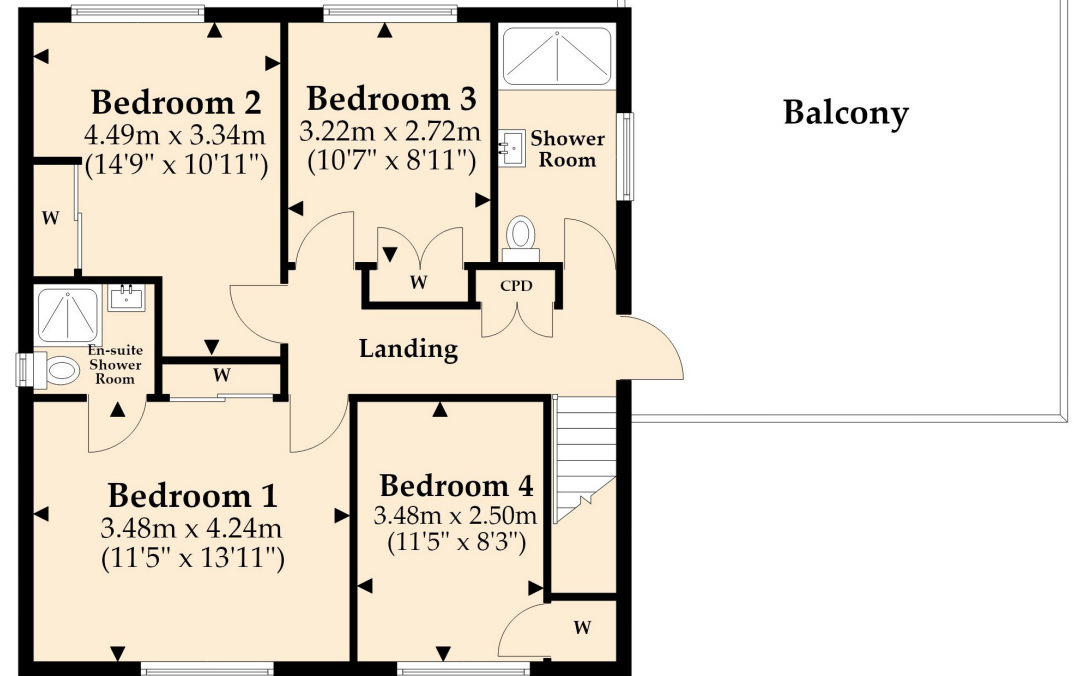
Main area: approx. 126.7 sq. metres (1364.2 sq. feet)
Plus garage, approx. 9.9 sq. metres (107.0 sq. feet)



Main area: Approx. 193.9 sq. metres (2087.0 sq. feet)
Plus garage, approx. 9.9 sq. metres (107.0 sq. feet)

First Floor

Approx. 67.2 sq. metres (722.8 sq. feet)
(excluding Balcony)



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



Large Lounge



Fantastic Oriel Bay Window



Stunning Family Room

