

Well Presented 3-Bedroom Detached Bungalow in Peaceful Location Close to Forest Walks

Tenure: Freehold

Approx 79 sq meters (850 sq ft)

14 Elmhurst Way,
West Moors, Ferndown. BH22 0DN

Price £375,000

- Wide Entrance Hall
- Lounge/Dining Room
- Spacious Kitchen
- 2-Double Bedrooms w/ Fitted Wardrobes
- Bedroom 3 / Study
- Spacious Bathroom
- Private, Sunny Rear Garden
- Long Driveway & Low Maintenance Front
- Garage with Electric Up & Over Door
- Workshop with Potential to Improve
- Gas Central Heating & PVCu Double-Glazing
- Close to Scenic Forest Walks

Detached Bungalow with 3-Double Bedrooms, occupying a pleasant position in a quiet road close to the delightful West Moors Plantation and popular Castleman Trailway. The bungalow offers well-planned, bright and airy accommodation throughout and has been well maintained by the current owner, while also presenting an excellent opportunity for a buyer to personalise to their own taste. The property is situated in the popular village of West Moors, which boasts a comprehensive range of local amenities and excellent road links, providing easy access to the nearby towns of Ferndown, Ringwood and Wimborne, as well as the coastal resorts of Bournemouth and Poole. Viewing recommended!

Accommodation and approximate room sizes:

- **Wide Entrance Hall:** Airing cupboard. Hatch to insulated and part-boarded roof space with ladder fitted.
- **Lounge/Dining Room:** Double aspect windows. Space for lounge and dining suites.
- **Kitchen:** Range of floor and wall cupboards. Fitted high level oven and grill. Space for tall fridge/freezer & washing machine. Door to Rear Garden.
- **Bedroom 1:** Double Bedroom. Large fitted wardrobes. Window overlooking rear garden.
- **Bedroom 2:** Double Bedroom. Large fitted wardrobes. Window overlooking rear garden.
- **Bedroom 3/Study:** Versatile room that could be utilised as a good sized bedroom 3, study or dining area. Large window overlooking front aspect.
- **Bathroom:** Panelled bath with mixer tap and electric Triton shower system fitted. Wash basin & WC. Two windows.
- **Rear Garden:** Delightful rear garden laid to lawn and a large patio area. Mature and well maintained shrubs. Summer-house and garden shed. Access to workshop. Side access from both sides of the property. Overall, the garden enjoys a good degree of privacy and sunshine throughout the day.
- **Workshop:** Potential to improve. Light and power.
- **Long Driveway** providing ample 'off-road' parking and low maintenance area laid to stone and patio.
- **Garage:** Electric up & over door. Wall mounted conventional gas boiler and rear door into workshop.
- **Gas Central Heating & uPVC Double-Glazing.**
- **Council Tax Band: D / EPC Rating: D**

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 W05278



Double Aspect Windows



Bright & Airy Living Room



Spacious Kitchen



Range of Floor & Wall Cupboards



Wide Entrance Hall



Wide Entrance Hall

