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Pristine 2 Bedroom Semi-Detached Bungalow in Good Position

Tenure: Freehold **Approx 69.2 sq meters (744 sq ft)** **Near to Shops & Services**

17 Ashurst Road,
West Moors, Ferndown, Dorset. BH22 0LR

Price £375,000

- Entrance Hall
- Modern Kitchen
- Lounge/Dining Room
- Spacious Conservatory with enclosed roof
- 2 Double Bedrooms
- Luxury Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Cavity wall Insulation
- Wide Driveway & GARAGE
- Delightful Garden
- Pleasant Location

Pristine 2-bedroom semi-detached bungalow in a pleasant location near to the comprehensive village centre of West Moors & a short walk to the Castleman Trailway. The property offers well-planned accommodation including a modern fitted kitchen, which leads to a large conservatory with enclosed roof. The property occupies a good plot with a very sunny garden & good 'off-road' parking & a lock-up garage for storage.

Accommodation and approximate room sizes:

- **Entrance Hall: Hatch to insulated roof space with ladder fitted. Useful cloaks cupboard. Vinyl flooring.**
- **Kitchen: Modern fitted kitchen with a good range of base and wall units. Built-in oven, hob & hood over. Plumbing for washing machine. Integrated fridge/freezer. LED lighting. Cupboard housing combination gas boiler. Door to:**
- **Conservatory: Double doors to garden. Enclosed roof for increased insulation. Radiator.**
- **Lounge/Dining Room: Feature fireplace with electric fire.**
- **Bedroom 1: Generous double bedroom. Built-in double wardrobe. Window overlooking patio courtyard.**
- **Bedroom 2: Ample double bedroom. Window to front aspect.**
- **Shower Room: Modern white suite comprising shower cubicle with thermostatic shower valve. Vanity wash basin & WC. Chrome heated towel rail.**
- **PVCu Double-Glazing, Soffits and Fascias**
- **Gas Central Heating (system untested) & Cavity Wall Insulation**
- **Wide Driveway with excellent off-road parking & side path leading to:**
- **GARAGE: Approx 17'1" x 9'. Up & over door. Power & light.**
- **The Rear Garden is a particular feature of the property being mainly laid to lawn with well stocked shrub borders. The Conservatory opens up to a delightful courtyard patio garden to the rear of the bungalow.**
- **Council Tax Band 'C'**
- **Energy Rating 'C'**


'Off-Road' Parking

The Property Ombudsman

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: W05311





Viewing Recommended!



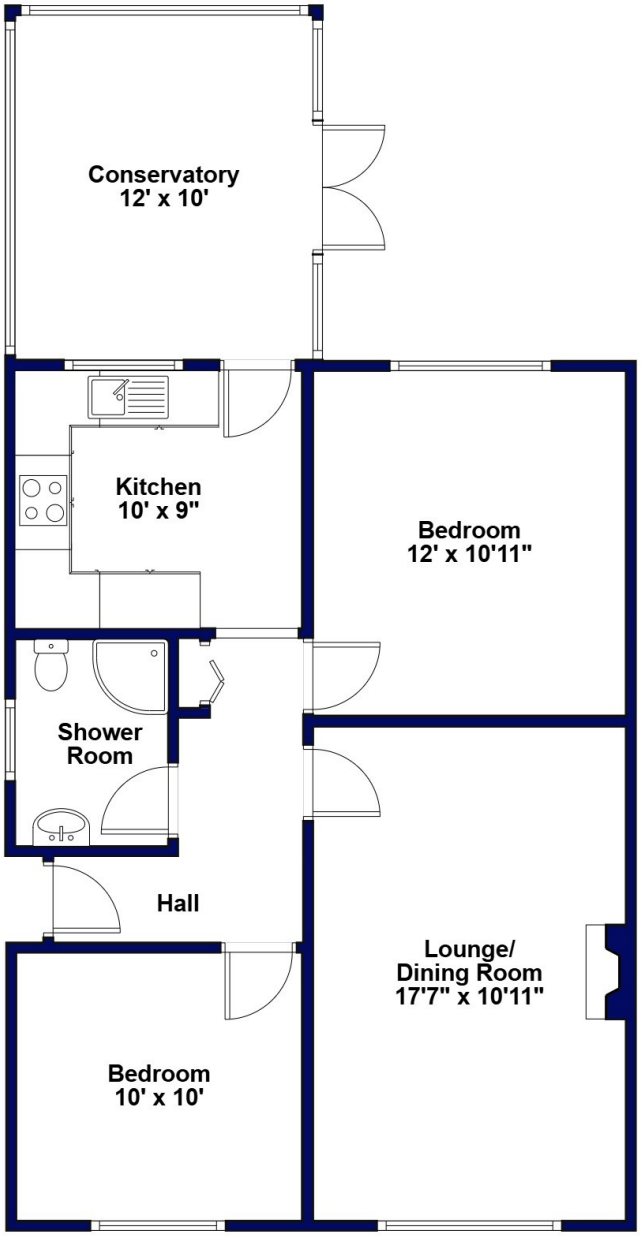








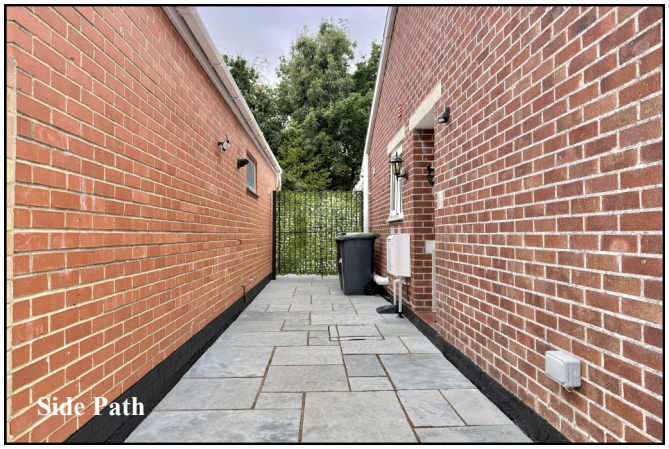
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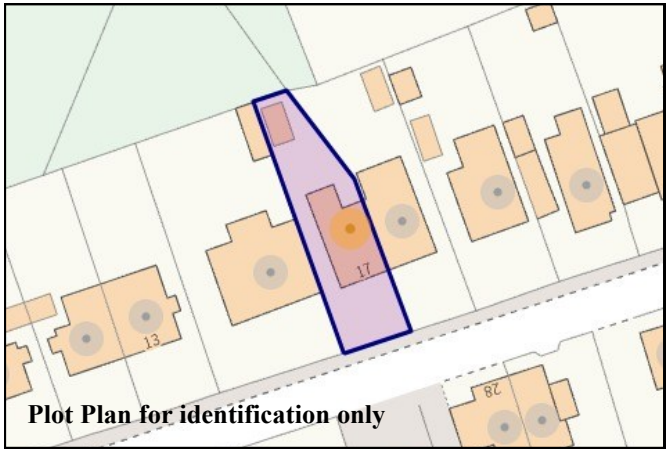

Sunny Garden


Private Garden


Patio Area


Side Path


Rear elevation



Plot Plan for identification only