



Spacious 3-Bedroom Bungalow with useful Attic Rooms in Pleasant Cul-de-Sac Loca-

Tenure: Freehold

Approx 116 sq meters (1248 sq ft)

Quiet Location close to forest

Plot Size: Approx 0.15 acre

**6 Oakhurst Close, West Moors,
Ferndown, Dorset, BH22 0DF**

Price £475,000

- Spacious Entrance Hall
- Large Lounge
- Dining Room/Bedroom
- Superb Kitchen
- 3-Good Bedrooms

- Shower Room
- Useful Attic Bedrooms & Cloakroom
- Ample 'Off-Road' Parking & Large GARAGE
- Delightful Rear Garden
- Quiet Setting close to forest

Spacious 3 Bedroom Bungalow on the market for only the second time since built in 1968, with the current owner being in occupation from 1973. The bungalow occupies a good plot in this quiet cul-de-sac, ideally placed for local amenities such as nearby popular schools and a short walk from protected forest walks. The popular village of West Moors benefits from excellent facilities, including a variety of shops, cafés, and everyday services. The property offers well-planned accommodation combined with generous room dimensions & in addition, the attic has 2 occasional bedrooms approach via a wooden loft staircase. The mature plot extends to approximately 0.15acre, with the rear garden being a particular feature of the bungalow. There is ample 'off-road' parking, a large garage and useful outbuildings makes this the perfect property for a garden enthusiast.

Approximate room dimensions & brief description:

Spacious Entrance Hall: Cloaks/storage cupboard. Oak flooring. Wooden loft stairs to first floor.

Lounge: Feature fireplace with gas fire (untested). Custom fitted storage cabinets. Patio door to front garden.

Kitchen: Excellent range of 'Shaker' style floor & wall cupboards plus drawer units, together with a matching island unit. Extensive worktops with inset stainless steel sink unit. Built-in double oven, gas hob & cooker hood. Integrated dishwasher. Recess for fridge/freezer & washing machine. Door to garden.

Bedroom 1: Large double-bedroom with a good range of fitted wardrobes.

Bedroom 2/Dining Room: Ample double bedroom or spacious dining room.

Bedroom 3: Built-in wardrobes & corner desk unit with fitted drawers.

Shower Room: Corner shower with Mira thermostatic shower. Vanity wash basin & WC.

Useful Attic Rooms approached via a folding wooden loft staircase:

Landing: Several useful storage cupboards.

Bedroom 4: Large double-bedroom with access to eaves storage space. Fitted wardrobes & dresser unit.

Bedroom 5: Spacious single bedroom with access to eaves storage.

Cloakroom: Wash basin & WC.

Rear Garden: Delightful rear garden with a sunny aspect. The garden is predominantly laid to lawn with a large paved patio to the rear of the property. Well stocked shrub borders and enjoying a good degree of privacy. The garden includes a summerhouse, 2 greenhouses & Garden Store. Outside tap.

The Front Garden is landscaped for ease of maintenance & a long driveway offers generous 'off-road' parking.

Garage & Workshop: up & over door & side door. Power & light.

Gas Central Heating (system untested). Cavity Wall Insulation. PVCu Double-Glazing, Soffits & Gutters.

Council Tax Band 'D' Energy Rating 'D'



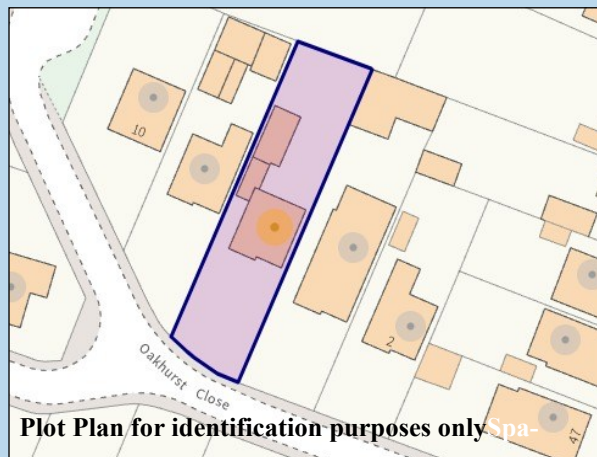
Superb Kitchen



Kitchen



Rear Elevation



Plot Plan for identification purposes only



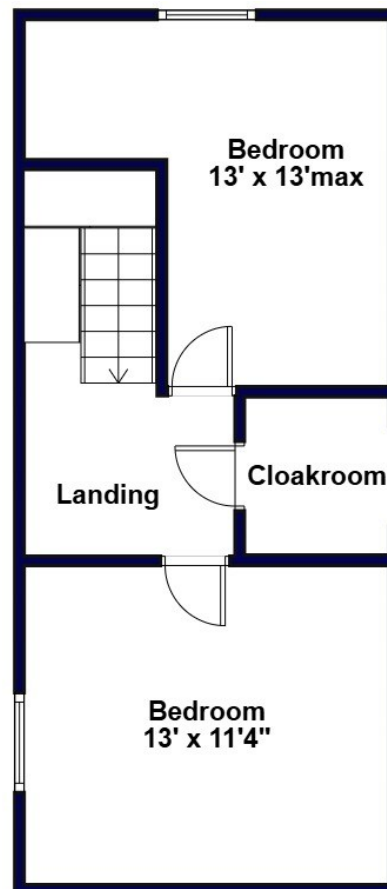
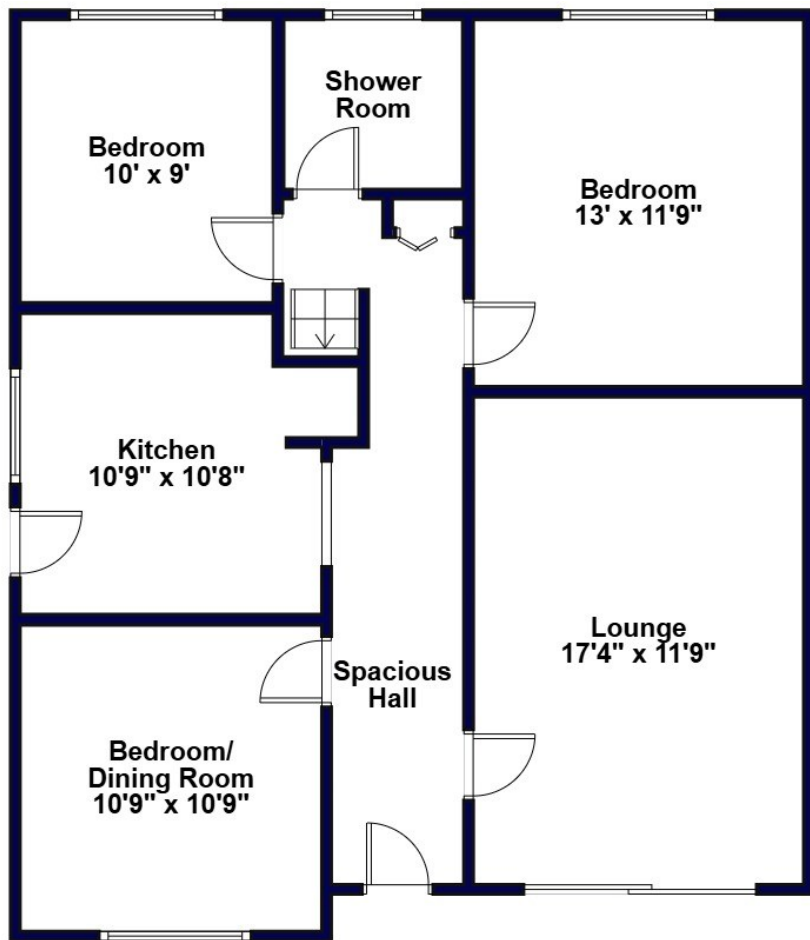
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05278



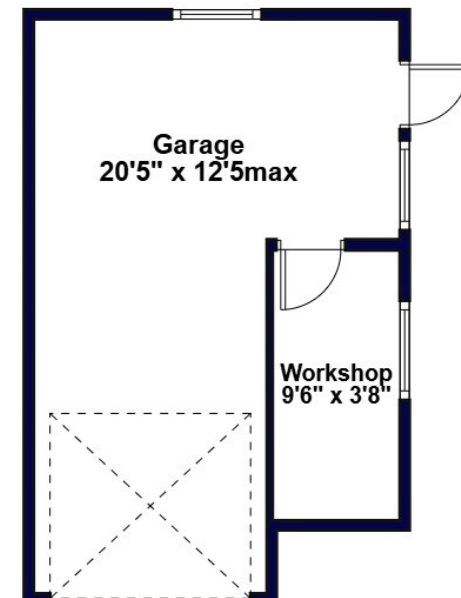
Spacious Hall



Bedroom 2/Dining Room



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





Delightful, Sunny Rear Garden



Good Degree Of Privacy



Patio Area

DIXON
KELLEY
Independent estate agents



Summerhouse