

Spacious, Modern 3-Bedroom Detached Bungalow Close To Amenities & Nature walks

Tenure: Freehold **Approx 101 sq metres (1087 sq ft) Including Garage** **Built circa 2021**

100b Pinehurst Road,
West Moors, Ferndown. BH22 0AR

Price £475,000

- Spacious Entrance Hall
- Large 'Open-Plan' Living Space
- Kitchen with integrated appliances
- 3-Good Bedrooms
- En-Suite Shower Room
- Bathroom
- Delightful Private Garden
- Underfloor Central Heating & Double-Glazing
- Ample 'Off-Road' Parking & Large Garage
- Near to Local Amenities & Nature Walks
- Highly Efficient Energy Rating
- Viewing recommended!

Spacious, individual detached bungalow built circa 2021 occupying a secluded location with easy reach of local amenities & protected nature walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has a very pleasant internal layout including 'open-plan' living space which leads out to a secluded garden. The property boasts a very impressive energy rating keeping the running costs to a very reasonable level. The bungalow benefits from a surprising amount of 'ff-road' parking & large detached garage.

Accommodation and approximate room sizes:

- **Entrance Hall: Hatch to insulated roof space. Boiler cupboard with space for washing machine.. Cloaks cupboard. Ceramic tiled floor.**
- **'Open-Plan' living Space: A stunning room with deep bay window, LED spot lights & ceramic tiled floor. Ample space for lounge & dining suite.**
- **Kitchen Area: High quality kitchen comprising a range of floor and wall cupboards & Quartz worktops. Built-in high level oven, induction hob & cooker hood. Integrated dishwasher & fridge/freezer. Double doors to garden.**
- **Bedroom 1: Double doors to rear garden.**
- **En-Suite Shower Room: Shower cubicle with thermostatic shower. Wash basin & WC. Chrome heated towel rail.**
- **Bedroom 2: Ample double bedroom. Window to front aspect.**
- **Bedroom 3: A good single bedroom. window to front aspect.**
- **Bathroom: Panelled bath with mixer tap & shower attachment with glass screen fitted. Wash basin & WC.**
- **Gas 'Underfloor' Heating & PVCu Double-Glazing**
- **Private Rear Garden: Delightful private garden with paved patio area, timber decking & artificial lawn. Side garden area with substantial shed. Side gates. Outside tap.**
- **Wide Block Driveway providing ample parking & leading to:**
- **Detached Garage: Up & over door. Rear door to garden.**
- **Council Tax Band 'E'**
- **Energy Rating 'B'**

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 W04965


Kitchen


Fitted Appliances

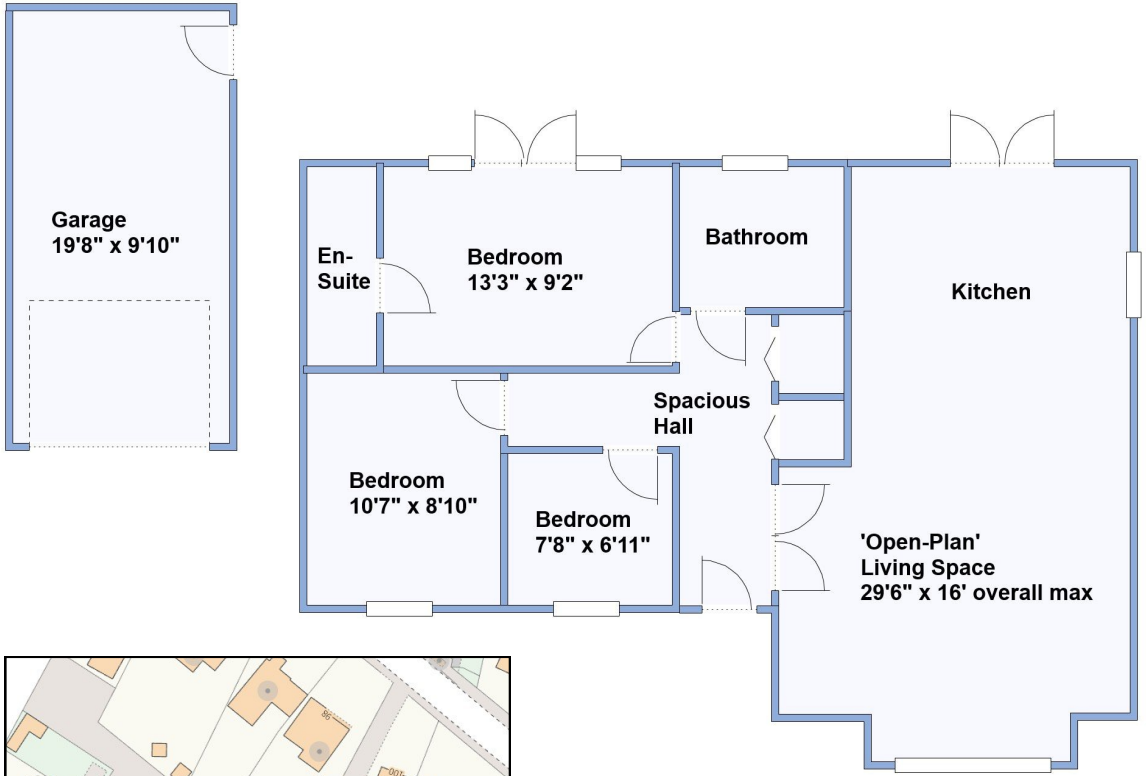

Family Bathroom


Bedroom 2

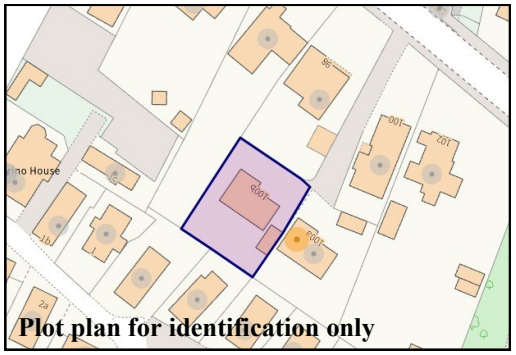

Quality Kitchen


Fantastic Open Plan Living Space


Main Bedroom




Fantastic Landscaped Garden


Plot plan for identification only

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


High Degree Of Privacy


Welcoming Entrance Hall


En-Suite Shower Room


Fantastic Garden