

**Well Presented 2-Bedroom Link Detached Bungalow Close to Delightful Forest Walks**  
Tenure: Freehold approx 75 sq meters (812 sq ft)

17 Canterbury Close, West Moors,  
Ferndown, Dorset. BH22 0PJ

**Price £375,000**

- Entrance Hall with storage cupboard
- Lounge/Dining Room
- Spacious Kitchen
- 2-Good Sized Bedrooms
- Wet Room & W.C
- Gas Central Heating & PVCu Double Glazing
- Delightful Rear Garden
- Garage & Long Driveway
- Peaceful Cul-De-Sac Location
- Offered with No Onward Chain

Well-presented two-bedroom link-detached bungalow occupying a delightful position in a sought-after cul-de-sac, just a stone's throw away from scenic forest walks. The accommodation comprises a spacious lounge/dining room, a generous kitchen, two double bedrooms, a wet room, and a separate W/C. The property benefits from excellent road connections, providing easy access to Ferndown, Wimborne and Ringwood, as well as the stunning New Forest.

Built in 1978, the bungalow has been owned and lovingly maintained by the same owner since new. It is offered to the market with no forward chain. Viewing is highly recommended!

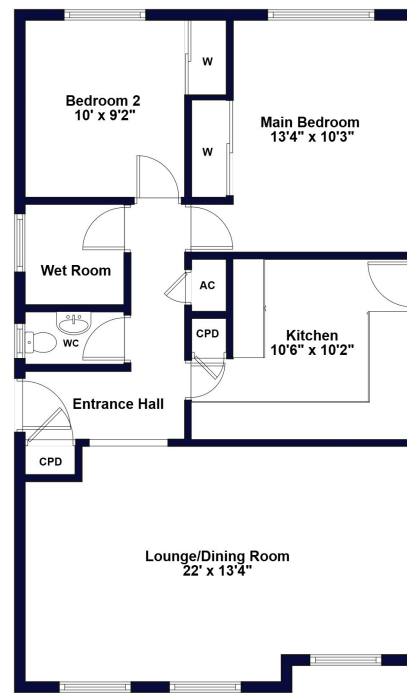
**Accommodation and approximate room sizes:**

- **Entrance Hall:** Cloaks & airing cupboards. Hatch to insulated roof space.
- **Lounge/Dining Room:** A bright room with double aspect windows. Ample space for both lounge and dining suites.
- **Kitchen:** Extensive range of floor and wall cupboards. High level double-oven & electric hob. Space for washing machine and tall fridge/freezer. Tiled flooring. Door to delightful rear garden. Gas floor standing boiler.
- **Bedroom 1:** Double-bedroom with fitted wardrobe. Window to rear aspect.
- **Bedroom 2:** Double-bedroom with fitted wardrobe. Window to rear aspect.
- **Wet Room:** Wet room style shower with Mira shower unit. Vanity wash basin.
- **W/C:** Wash basin and WC.
- **Rear Garden:** Mainly laid to lawn, with a generous patio area to the rear of the property. Tall fencing & side gate. Garden Shed. Outside tap. Overall, the garden enjoys a good degree of privacy & sunshine.
- **Garage:** Up and over door. Power and light.
- **Long Driveway** providing ample 'Off Road' Parking. Area of lawn in front of property.
- **PVCu Double-Glazing, Soffitts & Fascias.**
- **Gas Central Heating** (system untested).
- **Council Tax Band: 'D'**
- **Energy Rating: 'E'**
- **Agent's Note:** Please be advised that this property has spray foam insulation installed within the roof space. As a result, it is currently suitable for cash purchasers only.



Rear Elevation

**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 W05198



This drawing has been prepared for diagrammatic purpose only. Not to scale.



Spacious Kitchen



Sunny Garden



Lounge/Dining Room



Lounge/Dining Room



Spacious Kitchen