

## Delightful 2-Bedroom Semi-Detached Bungalow in Pleasant Location

Tenure: Freehold

Approx 68 sq meters (731 sq ft)

12 Oakhurst Road, West Moors,  
Ferndown, Dorset, BH22 0DS

**Price £360,000**

- Front & Rear Porch
- Lounge with Log Burner
- Modern Kitchen/Breakfast Room
- 2-Bedrooms
- Bathroom
- Study
- Private. Sunny Garden with Summerhouse
- Driveway & Car Port
- Gas Central Heating
- PVCu Double-Glazing
- No Onward Chain!
- Near to Local amenities & Forest Walks

Delightfully presented semi-detached bungalow in a peaceful setting, conveniently located close to protected forest walks and within easy walking distance of West Moors village centre. The bungalow offers well-proportioned and thoughtfully arranged accommodation, featuring a spacious living room with a striking log-burning stove and a large front window allowing plenty of natural light. Additional benefits include a sunny, private rear garden with a summerhouse. Excellent road links provide straightforward access to surrounding towns, the picturesque New Forest, and the popular seaside resorts of Bournemouth and Poole. Offered with No Onward Chain!

**Accommodation and approximate room sizes:**

- **Porch/Hallway :** Tiled flooring. Hatch to insulated roof space.
- **Lounge/Dining Room:** Feature fireplace with log burning stove. Large window to front garden. Door leading to:
- **Kitchen/Breakfast Room:** Range of modern floor and wall cupboards. High level 'Neff' double oven. 'Neff' gas hob with extractor fan over. Space fridge/freezer & washing machine. Ceramic sink unit. Wall mounted combination gas boiler fitted 2024. Space for breakfast table. Door to rear porch and garden.
- **Bedroom 1:** Window to rear garden aspect.
- **Bedroom 2:** Window to front aspect.
- **Bathroom:** Modern suite comprising panelled bath with shower attachment and glass screen fitted. Wash basin & W.C. Chrome heated towel rail. Tiled flooring.
- **Study:** Tiled flooring. Window with rear garden aspect.
- **Rear Porch:** Door to rear Garden.
- **Rear Garden:** Mainly laid to lawn with shrub borders. Large summerhouse. Side access. Overall, the garden enjoys a good degree of privacy.
- **Driveway with Carport** providing 'off-road' parking.
- **Front garden** laid to lawn.
- **Council Tax Band 'C'**
- **Energy Rating 'D'**
- **No Onward Chain!**



**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 W05200

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

