

Well Presented 3-Bedroom Semi-Detached Bungalow with Sunny Garden

Tenure: Freehold

Approx 128 sq metres (1399sq ft)

En-Suite bathroom & Family Bathroom

Ample 'Off-Road' Parking

13 Shaftesbury Road,
West Moors, Ferndown, BH22 0DY

Price £425,000

- Spacious Entrance Hall
- Large Lounge
- Superb 22' Kitchen/Diner
- Office/Utility Space
- 3-Good Bedrooms (Potential for 4-Bedrooms)
- En-Suite Shower Room
- Family Bathroom
- Landscaped Sunny Garden
- Ample 'Off-Road' Parking
- Popular Location near to amenities
- Close to Forestry Plantation
- Viewing recommended!

Extremely spacious 3-Bedroom Semi-Detached bungalow, skilfully extended creating generous 'open-plan' living space, 2 superb bathrooms & a luxury dressing room to bedroom 1. The property is located in a mature road near to local schools, general amenities & protected forestry walks. Excellent road links provide easy access to surrounding areas such as the New Forest, Wimborne, Ringwood & the seaside towns of Bournemouth & Poole.

If, 4-bedrooms are required, for a minimum cost, Bedroom 2 was originally 2-rooms and could easily be reinstated with little disruption. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Entrance Hall:** Laminate flooring, 2 wall lights.
- **Lounge:** A generous room with ale space for a large suite. Wide opening to:
- **Kitchen/Diner:** Large 'open-plan' living space having double door to the rear garden. This room is part of a large extension that forms the hub of the bungalow, with room for lounge & dining suite and a modern fitted kitchen comprising a good range of base. Built in oven, hob & hood. Space for washing machine & tall fridge/freezer. Opening to:
- **Office/Utility Space:** Ideal room for office use or utility
- **Inner Hall:** Cloaks cupboard. Hatch to insulated roof space housing combination gas boiler.
- **Bedroom 1:** Good double-bedroom overlooking rear garden.
- **Dressing Room:** An impressive space with lots of hanging, shelves & drawers. LED lighting.
- **En-Suite Bathroom:** Panelled bath, vanity wash basin & WC.
- **Bedroom 2:** (Formerly 2-Bedrooms!) Extra large double-bedroom with space for wardrobes. Window onto front aspect.
- **Bedroom 3:** Double-bedroom with window onto front aspect.
- **Family Bathroom:** Panelled bath with Mira electric shower over & glass screen. Vanity wash basin & WC. Heated towel rail.
- **Gas Central Heating & PVCu Double-Glazing**
- **Rear Garden:** Delightful, low maintenance rear garden laid to patio, artificial lawn & shingle. Large Gazebo ideal for Hot Tub. Garden shed & bar. Outside tap. Side access. Overall, the garden measures approx 43' x 30' & enjoys a sunny aspect.
- **Front of Property** laid to ample 'Off-Road' Parking
- **Council Tax Band 'C'** **Energy Rating 'C'**



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 W05336



Office/Utility Space



Bedroom 1



En-Suite



Family Bathroom



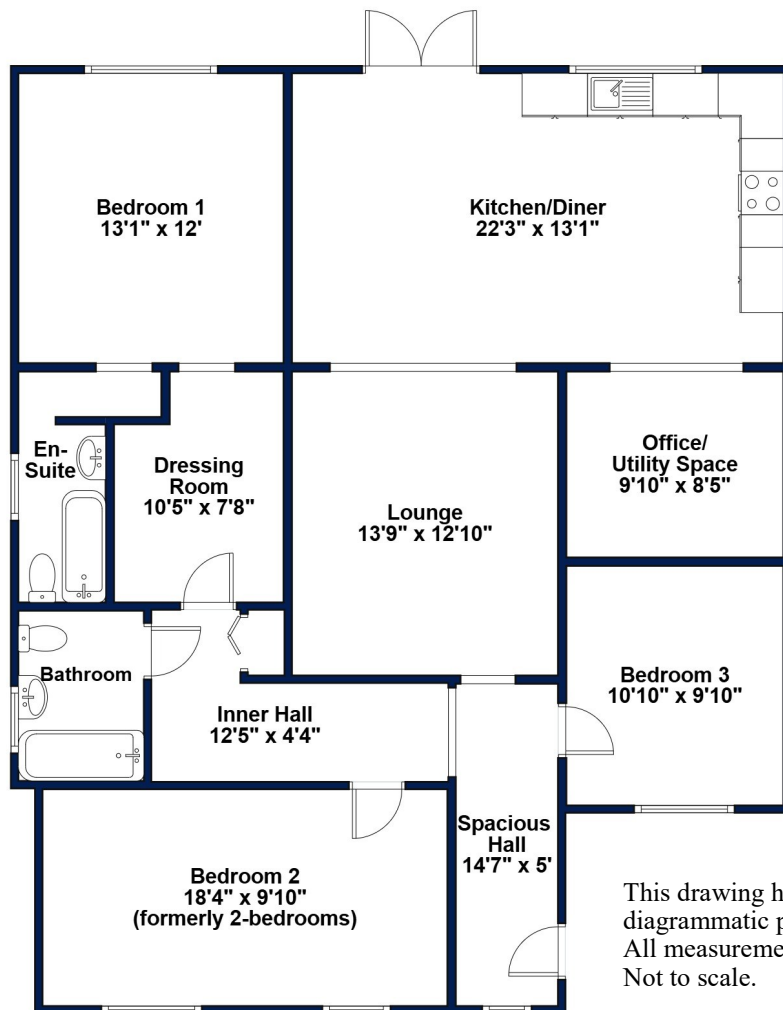
22' Kitchen/Diner



Spacious Kitchen/Diner



Lounge



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

