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Draft Particulars

Spacious 3-Bedroom Detached Bungalow close to amenities & backing onto wooded copse

Tenure: Freehold **Approx 79 sq metres (850 sq ft)**

44 Pennington Road,
West Moors, Ferndown. BH22 0JQ

Price: £399,950

- Entrance Hall
- Large Lounge/Dining Room
- Kitchen
- 3-Good Bedrooms
- Bathroom & Cloakroom
- Gas Central Heating & PVCu Double-Glazing
- Delightful Private Garden
- Long Driveway & Garage
- Near to local shops & services
- Backing onto Wooded Copse
- Viewing Recommended!
- No Chain!

Spacious 3-bedroom detached bungalow occupying a good location within walking distance of the comprehensive village centre of West Moors, with shops & services close to hand yet backing onto protected wooded copse with nature walks & access to the Castleman Trailway & nearby Ferndown Forest Golf Club. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained & viewing is recommended!

Accommodation and approximate room sizes:

- **Entrance Hall: Cloaks cupboard. Broom cupboard. Hatch to insulated roof with ladder.**
- **Lounge/Dining Room: A good-sized room with feature wood burning stove (untested). Vinyl flooring. Circular bay window overlooking front garden & double doors to rear garden.**
- **Kitchen: Range of floor and wall cupboards. Cooker point. Space for washing machine & fridge/freezer. LED spot lights. Vinyl flooring. Door to garden.**
- **Bedroom 1: Fitted wardrobes. Window overlooking rear garden with the wooded copse beyond.**
- **Bedroom 2: Window to front elevation.**
- **Bedroom 3: Window to front elevation. Vinyl flooring.**
- **Bathroom: Panelled bath with tiled surround with shower over & screen fitted. Pedestal wash basin. Vinyl flooring. Cupboard housing modern combination gas boiler.**
- **Separate WC: Half-tiled walls & WC.**
- **Gas Central Heating & PVCu Double-Glazing**
- **Cavity Wall Insulation**
- **Private Rear Garden: Delightful private garden with paved patio area with well stocked shrub borders. Side gate. Outside tap. Summerhouse. Rear gate giving direct access to wooded copse.**
- **Wide Driveway providing ample parking & leading to:**
- **Garage: approx 17'4" x 8'. Electric up & over door.**
- **Council Tax Band 'D' Energy Rating 'D'**

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 W05140

Fitted Kitchen

Fitted Kitchen

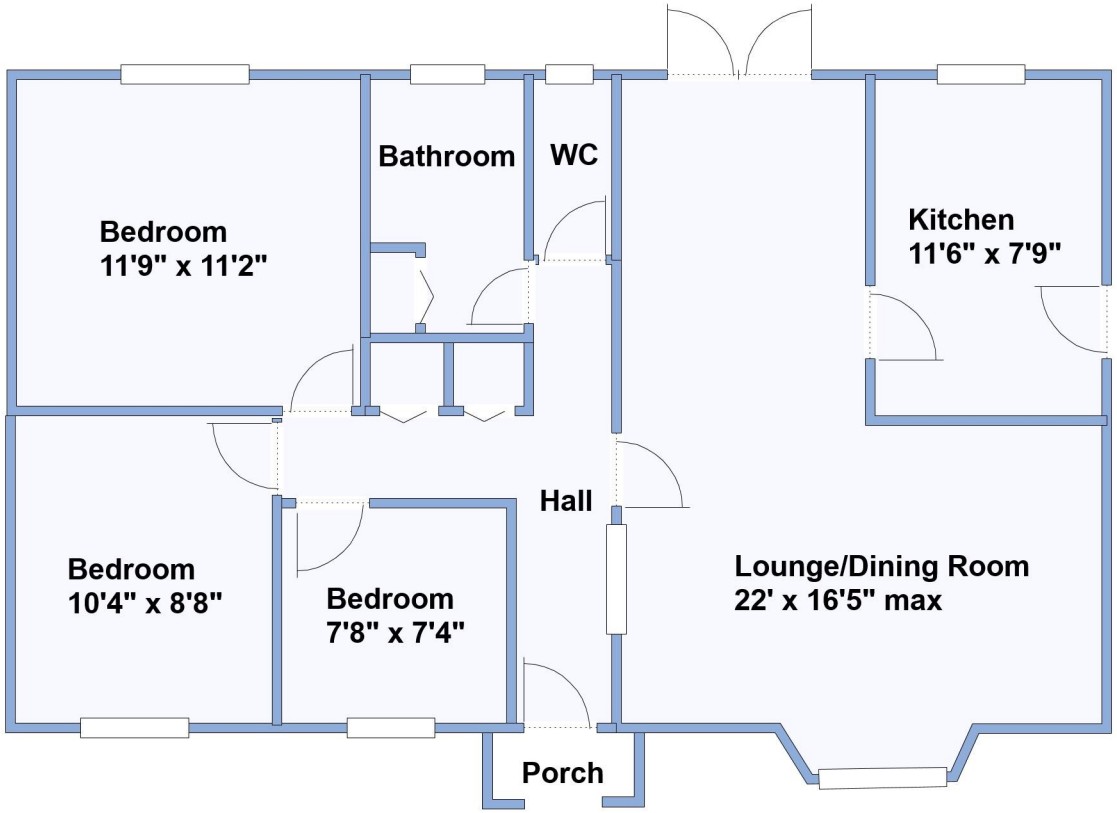
Dining Area

Lounge with Wood Burning Stove

Bathroom

Bedroom 1

Doors to Garden



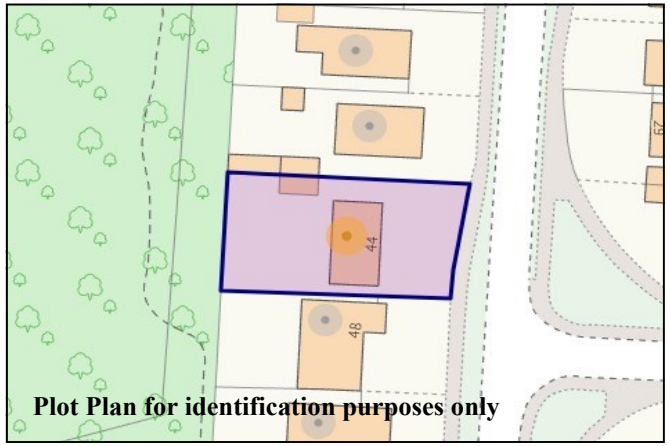
This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

Rear Elevation

Delightful Garden

Close to Shops & Services

Backing onto Wooded Copse



Plot Plan for identification purposes only