



Beautifully Presented 2-Bedroom Bungalow Close to West Moors Village Centre

Tenure: Freehold

Approx 82 sq meters (882 sq ft)

7 Pennington Road,
West Moors, Ferndown, BH22 0JQ

Price £435,000

- Wide Entrance Hall
- Bright Lounge Plus Dining Area
- Superb Fitted Kitchen
- Large Conservatory
- 2-Double Bedrooms
- Quality Shower Room & En-Suite Cloakroom
- Delightful Landscaped Garden
- Block Driveway & Garage with electric door
- Gas Central Heating & PVCu Double-Glazing
- In heart of West Moors Village Centre
- Short walk from Protected Forest Walks
- Viewing recommended!

A spacious, beautifully presented 2-bedroom bungalow, occupying a convenient location in the heart of West Moors Village Centre, with shops, café's & services close to hand. A short walk from the property are protected forest walks leading to the popular Ferndown Forest Golf Club.

The bungalow has been modernised and improved in recent years creating a stylish, comfortable home. Outside, the property benefits from a sunny, landscaped rear garden that enjoys a high degree of privacy. Viewing is recommended to fully appreciate the property's excellent position and generous accommodation.

Accommodation and approximate room sizes:

- **Wide Entrance Hall:** Cloaks cupboard. Hatch to insulated roof space with ladder & partly boarded for useful storage space.
- **Lounge:** A good-sized room with opening to dining area & wide patio doors to:
- **Conservatory:** A spacious room with delightful outlook over landscaped garden. Door to side porch & door to garden.
- **Kitchen/Diner:** A custom designed, high quality modern kitchen with high-gloss units. High level oven, Induction hob with hood over & built-in Microwave. Integrated fridge/freezer & dishwasher with space for washing machine. Cupboard housing combination gas boiler. Ample space for dining suite & door to conservatory. LED spot lights.
- **Bedroom 1:** Generous double-bedroom large fitted wardrobes.
- **Bedroom 2:** Double bedroom with a fitted wardrobe.
- **En-Suite Cloakroom:** Wash basin & WC.
- **Shower Room:** Corner shower cubicle with thermostatic shower valve. Vanity wash basin & WC. Tall heated towel rail.
- **Rear Garden:** A delightful landscaped garden, well maintained with large patio area, shaped lawn & shrub borders. Garden shed. Outside tap. In all, the garden enjoys a sunny aspect & a good degree of privacy.
- **Long Block Driveway** providing ample 'off road' parking.
- **Attached Garage:** Electric roll-up door & door to garden.
- **Gas Central Heating (New Boiler 2025)**
- **PVCu Double-Glazing & Cavity Wall Insulation**
- **Smooth, Plastered Ceilings** throughout.
- **Council Tax Band 'D' 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 W05214



Dining Area



Superb Kitchen



Lounge



Superb Kitchen



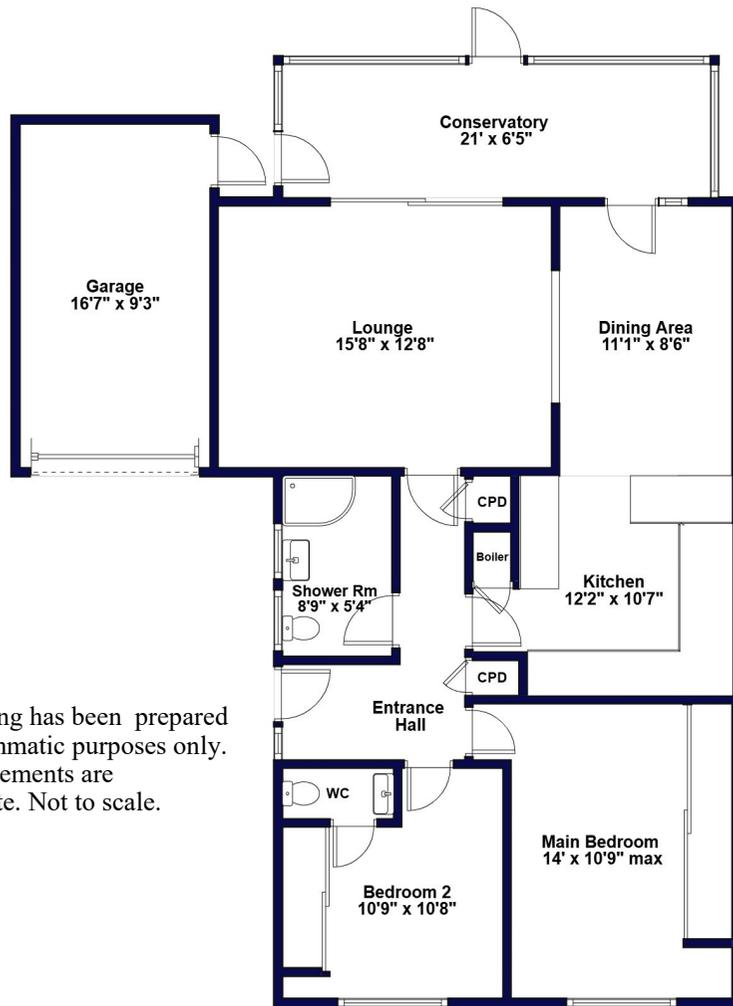
Wide Hall



Dining Area



Shower Room



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

