

Moorlands Road,

West Moors, Dorset, BH22 0JW



HEARNES

WHERE SERVICE COUNTS



“A 2,300 sq ft extended and character family home occupying a large corner plot”

FREEHOLD PRICE £650,000

This deceptively spacious and extended four double bedroomed, two shower room, detached family home has a southerly facing enclosed rear garden, single garage and generous off-road parking for several vehicles.

This substantially enlarged family home is approaching 2,300 sq ft. Adjoining the single garage is a utility room with sauna and shower room, this portion of the property would make an ideal home/office. If the garage was to be converted there is also annexe potential. Over the years the property has been well maintained but also has managed to retain its charm and character with features to include picture rails and fireplaces.

Ground Floor:

- **Four double bedroomed detached family home**
- 23' x 13' Impressive **reception hall**
- **Cloakroom** finished in a modern white suite
- Dual aspect 18' **lounge** Victorian style open fireplace with marble surround and bay window overlooking the front garden
- Stunning 27' x 26' open plan **kitchen/dining room/family room**
- The **family area** has double glazed French doors leading out into the rear garden
- The **kitchen/breakfast room** has been modernised to incorporate ample worktops, good range of base and wall units with a central island unit also forming a breakfast bar, excellent range of integrated appliances to include, fridge, freezer, washing machine, dishwasher and range cooker with an extractor canopy above
- Dual aspect **dining area** with double glazed French doors leading out to the rear garden and a stable door leading out to the side driveway
- **Shower room** finished in a white suite to incorporate a large shower cubicle with raindrop shower head and WC
- **Utility room** with tiled floor
- Walk-in Tylo 6 person **sauna**
- N.B. The utility room/sauna room could also make an office overlooking the garden

First Floor:

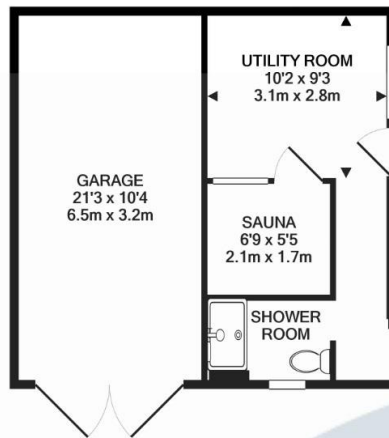
- 17' **Master bedroom** with a feature fireplace, air conditioning system and double glazed bay window to the front aspect
- Two good sized **double bedrooms** both with fitted wardrobes and cupboards over the bed recess
- Additional **double bedroom**
- Jack and Jill **en-suite shower room** re-fitted in a stylish white suite to incorporate a large shower cubicle with raindrop shower head, WC, wash hand basin with vanity storage beneath
- **Family bathroom** incorporating a corner bath with shower over and raindrop shower head, wall mounted wash hand basin and vanity storage beneath

COUNCIL TAX BAND: F

EPC RATING: D







TOTAL APPROX. FLOOR AREA 2298 SQ.FT. (213.5 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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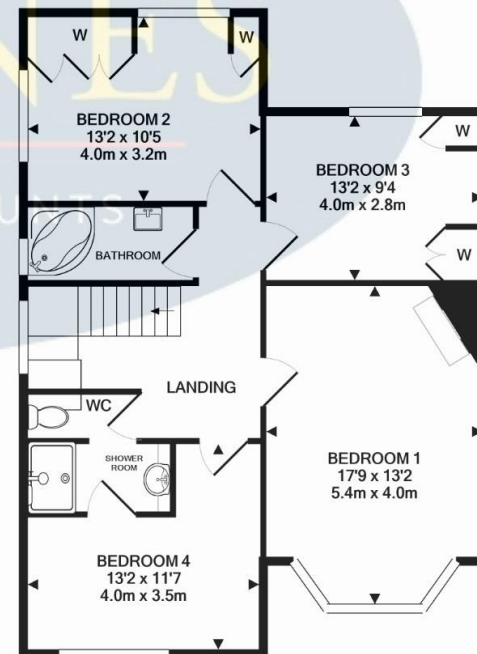
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KITCHEN/DINING/FAMILY ROOM
27'2 x 26'6
8.3m x 8.1m

WC

RECEPTION HALL
23'5 x 13'2
7.1m x 4.0m

LOUNGE
18'11 x 13'3
5.8m x 4.0m



GROUND FLOOR
APPROX. FLOOR
AREA 1532 SQ.FT.
(142.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 766 SQ.FT.
(71.2 SQ.M.)

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- The **rear garden** faces a southerly aspect, offers a good degree of privacy, is fully enclosed and measures approximately 45'x 40'
- Adjoining the rear of the property there is a large paved **patio area**, the remainder of the garden is predominantly laid to lawn. Also located along one side of the property there is a further area of **private patio**
- A wooden side bar gate opens to a front gravelled **driveway** which provides generous off-road parking for several vehicles. There are two areas of well-kept front lawn
- A single **garage** has double wooden doors, light and power
- **Further benefits** include double glazing and a gas fired central heating system with recently replaced boiler

The centre of West Moors is located less than ½ a mile away. West Moors offers a good selection of day-to-day amenities.

Ferndown town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational features.



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