



HEARNES

WHERE SERVICE COUNTS

**Uplands Road, West Moors
Dorset, BH22 0BT**

FREEHOLD PRICE

Offers in Excess of £350,000

“A beautifully modernised bungalow with a 70ft rear garden, just a few hundred yards from the plantation”

This recently modernised and superbly positioned three double bedroom, two bathroom detached bungalow has a 70ft private rear garden, a detached garage, car port and driveway. Enjoying a popular location within West Moors, situated just a few hundred yards from West Moors plantation. This deceptively spacious bungalow was extensively modernised in 2017 and now comes to the market offered with no onward chain.

- **Entrance porch**
- **Entrance hall**
- 29ft Open plan **kitchen/breakfast room/lounge/dining room**
- Beautifully finished **kitchen/breakfast room** incorporating ample work surfaces and a central island unit which also forms a breakfast bar, Range cooker with extractor canopy above, integrated fridge/freezer and dishwasher, larder cupboard, wall-mounted gas-fired boiler, tiled floor, a double glazed window to the front aspect and a door leading out to the car port
- **Lounge/dining room** with double glazed French doors offering views over the rear garden and access out to the patio
- **Master double bedroom**
- **En-suite shower room** refitted in a stylish white suite to incorporate a separate shower cubicle with a chrome raindrop shower head, wc, wash hand basin, fully tiled walls and flooring
- **Second double bedroom** benefitting from a fitted double wardrobe
- Third double bedroom
- **Main family bathroom** refitted in a stylish white suite to incorporate a panelled bath with shower attachment, wash hand basin with vanity storage beneath, wc with concealed cistern, fully tiled walls and flooring
- Superb fully enclosed **rear garden** measuring approximately 70ft x 45ft, offering a good degree of privacy and is predominantly laid to lawn. Within the garden there is a useful timber storage shed and a paved patio area
- Adjoining one side of the property there is a **laundry room** with plumbing for a washing machine, light, power and a sink
- A **front driveway** leads up to double wooden gates which open up to a **car port**, this in turn leads up to a detached single garage
- Detached **single garage** with light, power and double wooden doors
- Further benefits include a gas-fired central heating system and double glazing
- Offered with **no onward chain**

The village centre of West Moors is located approximately 1 miles away and offers a good selection of day to day amenities. Ferndown's town centre is located approximately 2 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

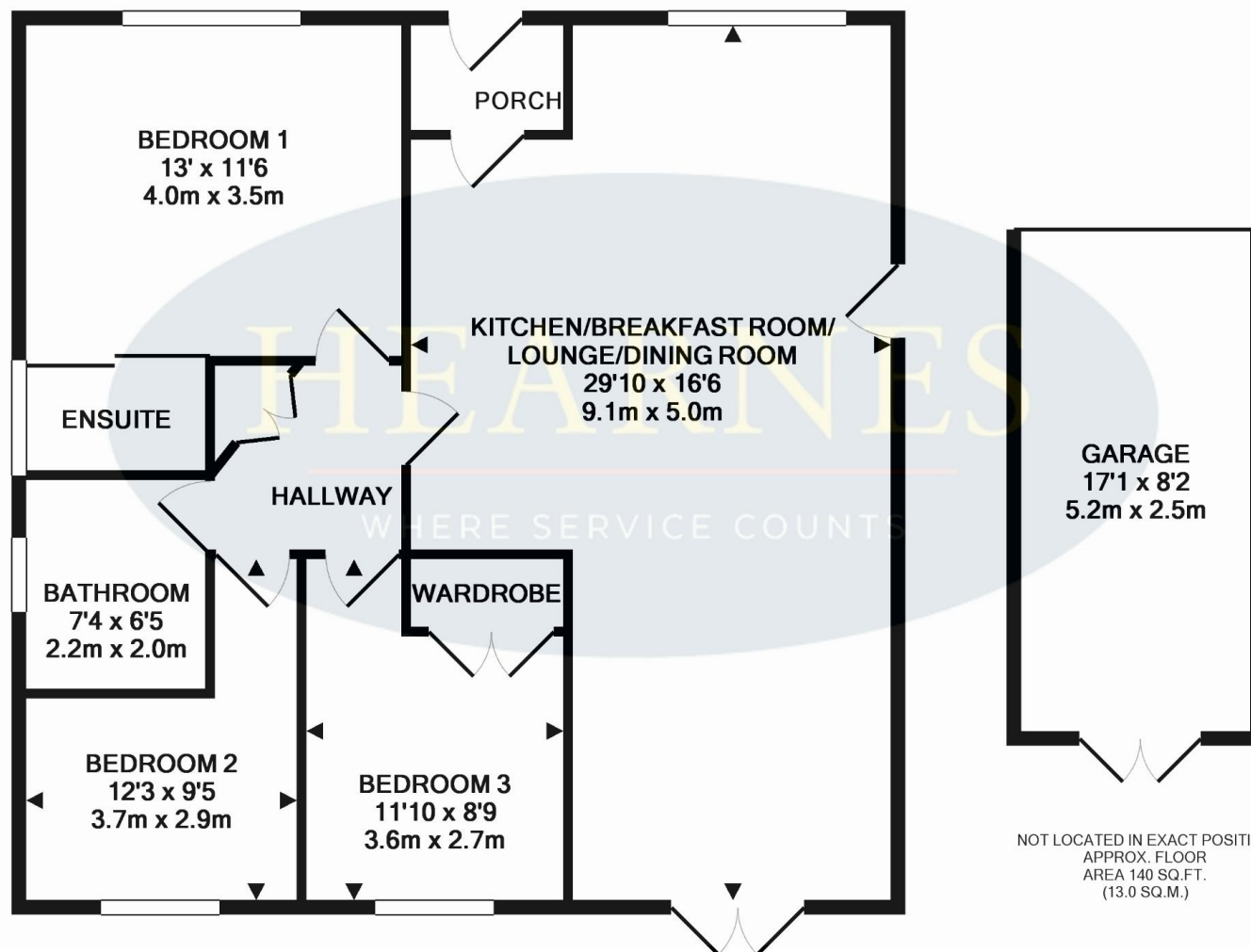
EPC RATING: C

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.



TOTAL APPROX. FLOOR AREA 1020 SQ.FT. (94.7 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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GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.8 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

