



HEARNES

WHERE SERVICE COUNTS

**Ashurst Road, West Moors
Dorset, BH22 0LS**

FREEHOLD GUIDE PRICE

£325,000

“An extended character family home, occupying a large southerly facing private plot”

This sympathetically modernised and extended three bedroom, two bathroom, two reception room semi-detached character family home occupies a large and secluded south facing private plot with a driveway providing generous off-road parking. Situated in a popular and convenient location approximately 350 metres from the village centre of West Moors.

The property occupies a larger than average plot and has an enormous amount of space and potential to be extended, subject to the necessary planning consents. Over recent years the property has been refurbished and has also managed to retain many of its character features.

- **Entrance hall**
- **Lounge** with open fireplace, a cast iron surround and marble hearth creating an attractive focal point in the room, with a double glazed window to the front aspect
- **Dining room** with an open fireplace, under stairs cupboard and a double glazed window overlooking the rear garden
- Refitted **cottage style kitchen** finished with wood block work surfaces and an inset Belfast sink, integrated oven, hob and extractor, recess for a dishwasher, attractive tiled splashbacks, a double glazed window overlooking the garden and a double glazed door giving access
- **Utility area** with a wall-mounted gas-fired boiler, space for a fridge/freezer and space and plumbing for a washing machine
- Ground floor **family bathroom** refitted in a modern white suite to incorporate a panelled bath with mixer taps and shower hose, pedestal wash hand basin, wc and tiled floor
- Good sized first floor landing with a pull down loft hatch and ladder
- Large **master bedroom** with a feature fireplace
- **En-suite shower room** finished in a modern white suite to incorporate a corner shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Guest double bedroom** with a view over the rear garden
- **Third single bedroom** with a fitted cupboard and a double glazed window overlooking the rear garden
- Fully enclosed **rear garden** which is without doubt a superb feature of the property as it measures approximately 70ft x 35ft, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjacent to the rear of the property there is a gravelled seating area, whilst the remainder of the garden is mainly laid to lawn with a timber constructed wood store and a garden shed
- Front gravelled driveway providing **off-road parking** or approximately four vehicles
- Further benefits include double glazing, UPVC fascias and soffits and a gas-fired central heating system

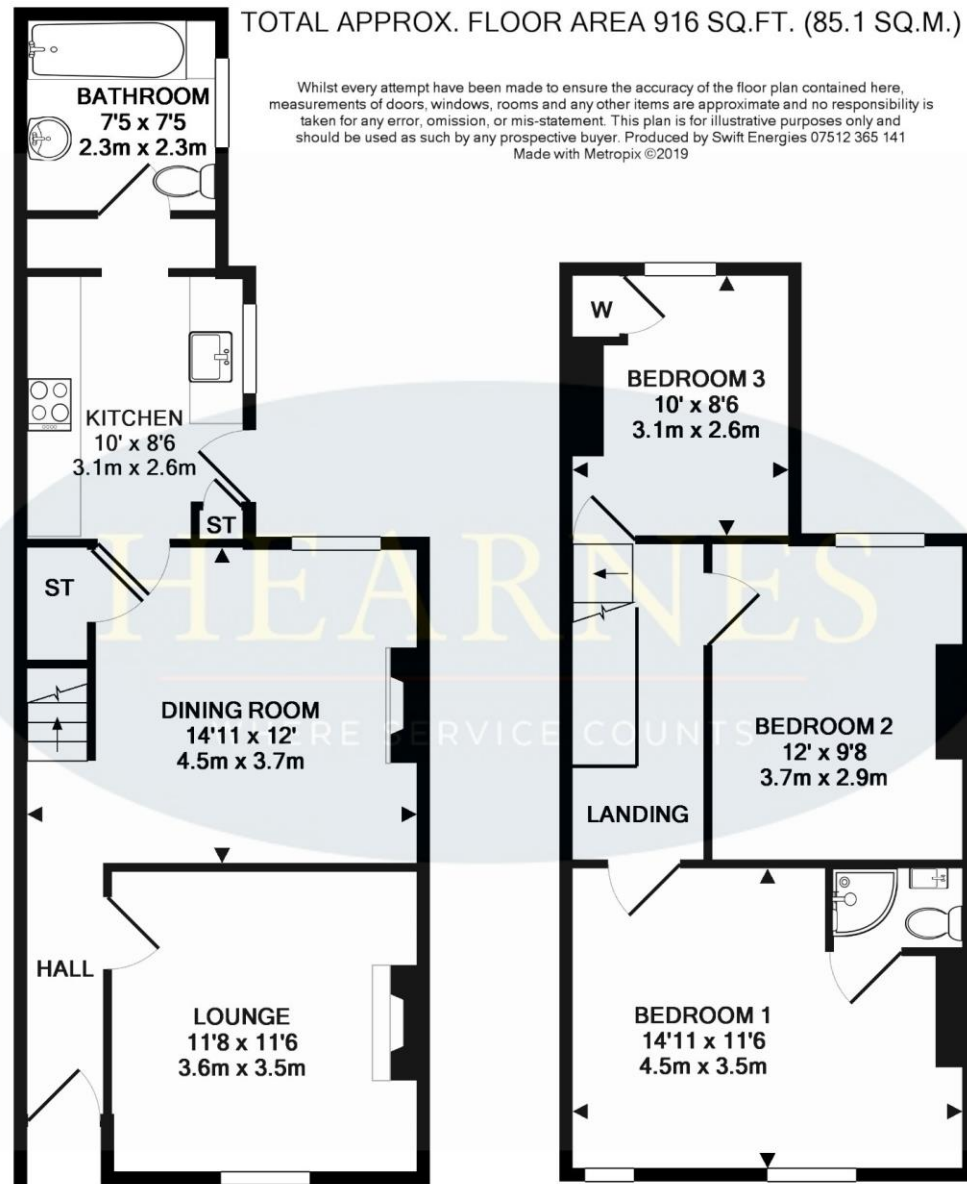
West Moors offers a good selection of day to day amenities, whilst Ferndown's town centre is located approximately 2 miles away and offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

EPC RATING: D

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





GROUND FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)

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