



HEARNES

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**Southern Avenue, West Moors
Dorset, BH22 0BJ**

FREEHOLD

GUIDE PRICE £550,000

A substantially enlarged and immaculately presented five double bedroom, four bathroom detached chalet bungalow with a 20ft double glazed conservatory, a 19ft indoor heated hydrotherapy swimming pool, 90ft private south facing rear garden and a driveway providing generous off-road parking. The current owner has redesigned the property to facilitate her disabled children. This fantastic family home offers excellent annexe potential within the light, spacious and versatile accommodation.

First Floor

- **Entrance porch**
- **26ft Entrance hall**
- Dual aspect **lounge** with an exposed brick open fireplace and fitted cupboard in both recess'
- **21ft Kitchen/dining room**
- **Kitchen area** beautifully finished with bamboo work surfaces, a good range of shaker style base and wall units, central island unit also finished with a bamboo work surface, inset sink and storage beneath and an excellent range of integrated appliances to include a Smeg dishwasher, Bosch double oven, Neff induction hob with extractor canopy above, space for an American style fridge/freezer, replacement Baxi gas-fired boiler and wood effect flooring which continues through to the dining area
- **Dining area** with double glazed French doors leading out to the conservatory
- **20ft Conservatory** which enjoys glorious views over the private rear garden, double glazed sliding patio doors leading out to the patio and a radiator allows for the room to be used all year round
- Large **utility room** with a sink and plumbing for a washing machine
- Former garage is now a **double bedroom** with a view to the front aspect
- **En-suite shower room** finished in a stylish white suite to incorporate a separate shower cubicle, wc and a wall-mounted wash hand basin
- **Three double bedrooms** accessed from the main reception hall, all with fitted wardrobes
- **Family bathroom** finished in a white suite incorporating a panelled bath, shower cubicle, pedestal wash hand basin, wc and fully tiled walls
- Spacious **en-suite wet room/bathroom** incorporating a walk in shower area, panelled bath, wc, wall-mounted wash hand basin and a tiled floor. This room has direct access through to the swimming pool
- **19ft heated indoor hydrotherapy swimming pool** with double glazed windows overlooking the rear garden and French doors leading out to the patio area. The pool has a counter current, underwater lighting and is heated by a separate gas-fired boiler which is located in a pump room in the garden

First Floor

- First floor **landing/dressing room** which is currently used as a study area
- Good sized **double bedroom** with an excellent range of fitted wardrobes
- **En-suite bathroom** incorporating a panelled bath, wc, wash hand basin with vanity storage beneath and tiled walls
- **Rear garden** which is without doubt a superb feature of the property as it is beautifully kept, offers an excellent degree of seclusion and measures approximately 90ft x 60ft. Adjoining the property there is a large paved patio area with a summer house and a pond. The main area of garden is laid to lawn which is ornately shaped and immaculately kept, bordered by well-stocked flower beds. Within the garden there are mature shrubs and additional raised flower beds and in the far corner there is a summer house. The garden is fully enclosed by fencing and must be seen to be fully appreciated
- Wrought iron gates open onto a front block paviour driveway which provides **generous off-road parking** for several vehicles and an area of side driveway leads up to a car port
- Further benefits include double glazing and a gas-fired central heating system with a replacement boiler

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

COUNCIL TAX BAND: F

EPC RATING: C

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.

“A substantially enlarged chalet bungalow with an indoor heated swimming pool, on a south facing private plot in excess of ¼ of an acre”

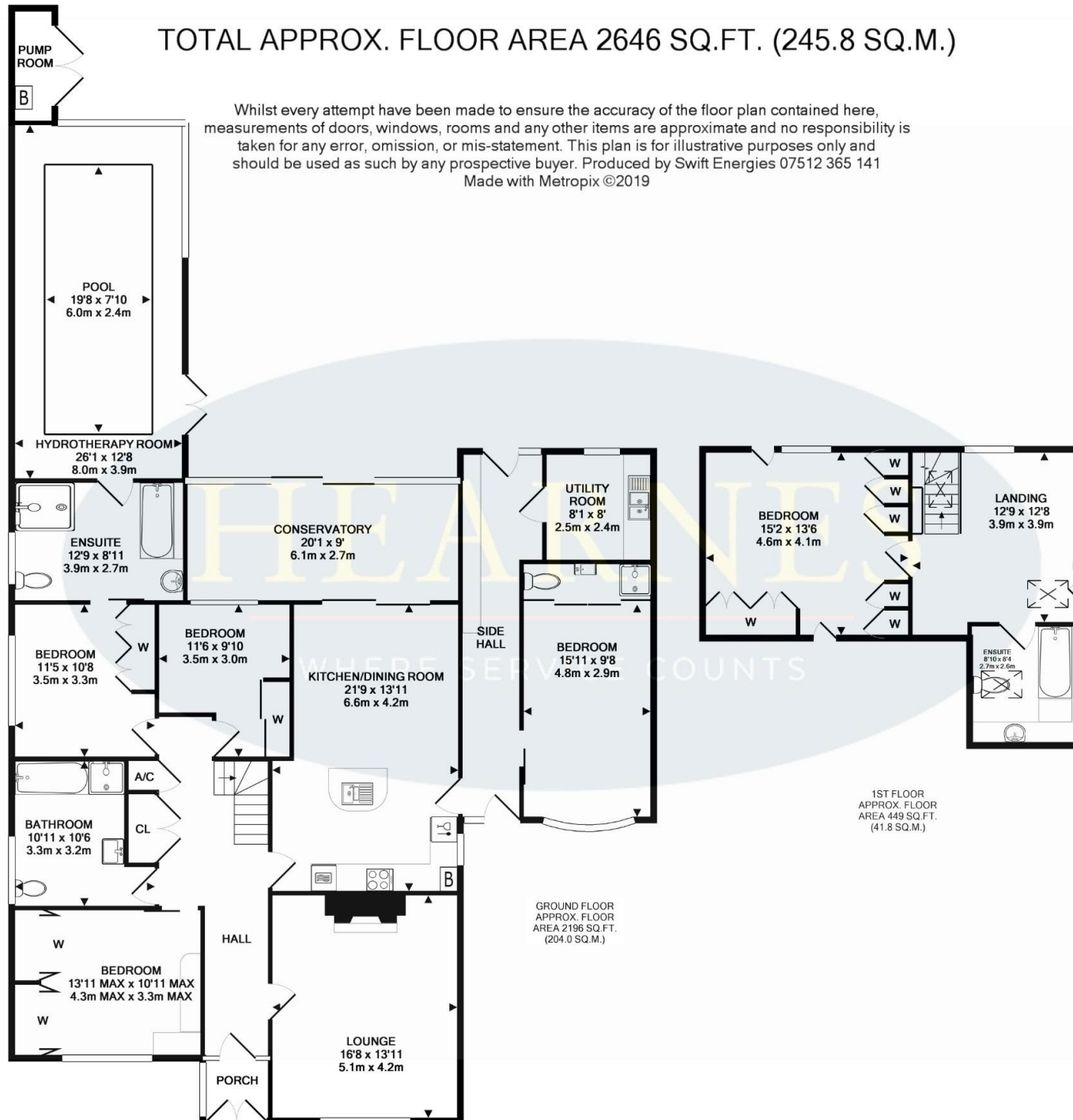




TOTAL APPROX. FLOOR AREA 2646 SQ.FT. (245.8 SQ.M.)



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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