

# Moorlands Road

West Moors, Dorset, BH22 0JW



**HEARNES**

WHERE SERVICE COUNTS







# ***“A beautifully finished and generous sized family home, occupying a private southerly facing plot in a sought after village location”***

**FREEHOLD PRICE £680,000**

This superbly appointed and unique 2,400 sq ft four double bedroom, three bathroom, three reception room detached family home has a stunning 12ft newly constructed conservatory overlooking a private south facing rear garden, a large garage and generous off-road parking for several vehicles. Situated in a convenient and sought after location within the village of West Moors.

## **The Property**

- 12ft **Reception hall** with a polished porcelain tiled floor and underfloor heating which continues throughout the majority of the ground floor accommodation (except for the conservatory) and double doors leading through to the kitchen/breakfast room and lounge/family bathroom
- Beautifully finished **kitchen/breakfast room** with extensive composite work surfaces and upstands and a central island unit with an inset sink, integrated dishwasher, storage beneath and a breakfast bar. There are a further selection of integrated appliances within the kitchen to include a Neff microwave, Neff induction hob with extractor canopy above, integrated fridge/freezer, double glazed bi-fold doors offering uninterrupted views over the private south facing rear garden and giving access out to the patio and a polished porcelain tiled floor which continues through to the lounge/family room
- **18ft Lounge/family room** with bi-fold doors leading out to a newly constructed conservatory
- Stunning 12ft **conservatory** with a polished porcelain tiled floor and double glazed French doors leading out to the rear garden (This room is currently used as a dining room)
- Large **utility room** with a polished porcelain tiled floor, recess and plumbing for a washing machine, a water softener and a door giving direct access into the large garage
- **Sitting/dining room** with a double glazed box bay window and sash windows overlooking the front garden. This room could also be used as a second lounge
- **Study** with a double glazed window to the side aspect
- Large **ground floor cloakroom** finished in a stylish white suite to incorporate a polished porcelain tiled floor, wc, wall-mounted wash hand basin and vanity storage beneath
- 18ft x 15ft **Galleried landing** which is large enough to be used as a **study space or seating area**
- Impressive **19ft master bedroom** with fitted floor to ceiling wardrobes and sliding doors
- Beautifully finished and generous sized **en-suite bathroom/shower room** finished in a stylish white suite to incorporate a panelled bath, separate shower cubicle with shower attachment and a chrome raindrop shower head, floating wall-mounted wash hand basin with vanity storage beneath, wc with concealed cistern and a polished porcelain tiled floor
- **Guest double bedroom** with fitted floor to ceiling wardrobes and sliding doors
- **En-suite shower room** beautifully finished in a contemporary white suite to incorporate a good sized shower cubicle with separate shower attachment and chrome raindrop shower head, floating wall-mounted wash hand basin with vanity storage beneath, wc with concealed cistern and a polished porcelain tiled floor
- **Two further good sized double bedrooms**
- Large **family bathroom** luxuriously appointed in a stylish white suite to incorporate a panelled bath with mixer taps and shower attachment, wc with concealed cistern, floating wall-mounted wash hand basin with vanity storage beneath and a tiled floor
- Further benefits include double glazed sash windows and double glazed bi-fold doors, a gas-fired central heating system, UPVC fascias and soffits and a security alarm

**COUNCIL TAX BAND: F**

**EPC RATING: B**





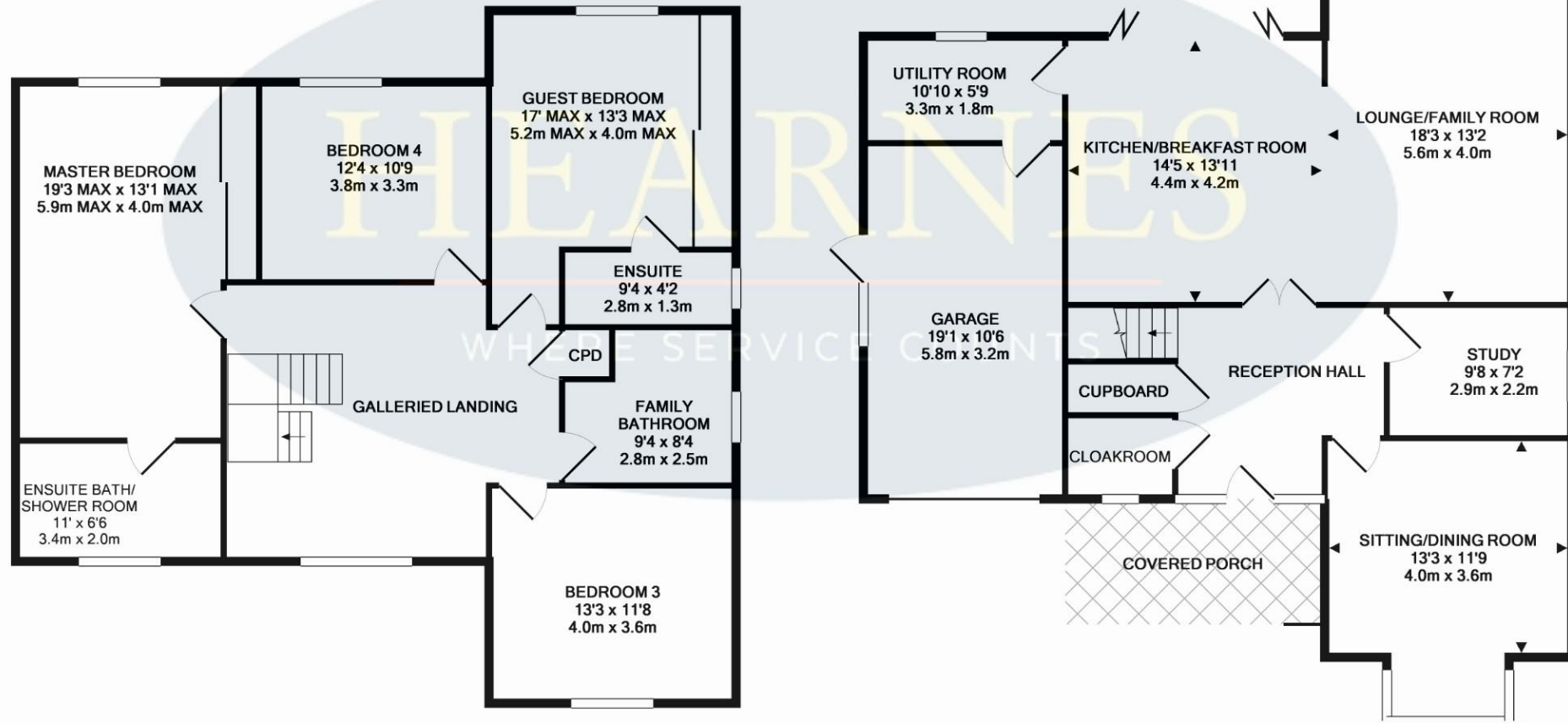


# TOTAL APPROX. FLOOR AREA 2434 SQ.FT. (226.1 SQ.M.)



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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1ST FLOOR  
APPROX. FLOOR  
AREA 1146 SQ.FT.  
(106.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1288 SQ.FT.  
(119.6 SQ.M.)

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









## Outside

- **Rear garden** which is a superb feature of the property as it offers a good degree of seclusion, faces a **southerly aspect** and measures approximately 55ft x 50ft
- Adjoining the rear of the property and the conservatory there are two paved patio areas
- The remainder of the garden is predominantly laid to lawn, stocked with many attractive plants and shrubs and surrounded by well-stocked flower beds
- In the far corner of the garden there is a useful timber storage shed
- Sides paths and gates are located on both sides of the property
- Front driveway providing **off-road parking** for several vehicles
- Large **integral garage** with a remote control up and over door, window, double glazed side door, wall-mounted gas-fired boiler and a door leading into the utility room

The village centre of West Moors is located approximately 450 metres away. West Moors offers excellent schools, a doctor's surgery, pharmacy, pubs and a good selection of shops. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre approximately 2 miles away. Ferndown also has a Championship golf course on Golf Links Road approximately 3 miles away.





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