



HEARNES
WHERE SERVICE COUNTS

**Oakhurst Road, West Moors
Dorset BH22 0DS**

FREEHOLD PRICE

£289,950

“A beautifully modernised and conveniently located bungalow with a 45ft rear garden”

This recently modernised and beautifully finished two double bedroom semi-detached bungalow has a 45ft private rear garden with a summer house, a large detached garage and generous off-road parking. Situated in a popular and convenient location within the village of West Moors.

The current owner has finished the bungalow to a high standard, creating a stylish property that would suit a wide range of buyers and must be seen to be fully appreciated.

- Good sized **entrance hall** with wood effect flooring
- **Lounge** with a feature fireplace and a window overlooking the front garden
- Refitted **modern kitchen** incorporating ample work surfaces, a good range of base and wall units, recess and plumbing for a washing machine, recess for a cooker with an extractor canopy above, integrated fridge and freezer, cupboard housing a replacement wall-mounted gas-fired boiler, wood effect flooring, a window overlooking the rear garden and a door leading out to the side driveway
- **Two double bedrooms**
- Refitted shower room finished in a stylish white suite to incorporate a large walk in shower area with chrome raindrop shower head and separate shower attachment, WC, wall-mounted wash hand basin, porcelain tiled floor and white gloss brick effect tiled walls
- **Rear garden** offering a good degree of seclusion, is fully enclosed and measures approximately 45ft x 45ft. There is a good sized area of lawn, with a gravelled path leading down to a paved patio area and a double glazed summer house. At the far end of the garden there is a vegetable plot
- Side driveway providing generous **off-road parking** for three to four vehicles, which in turn leads up to a large **detached single garage**
- Further benefits include replacement double glazing, replacement UPVC fascias and soffits and a newly installed gas-fired central heating system

The village centre of West Moors is located approximately ½ a mile away, offering a good selection of day to day amenities. Ferndown’s town centre is located approximately 2.5 miles away, Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

EPC RATING: D

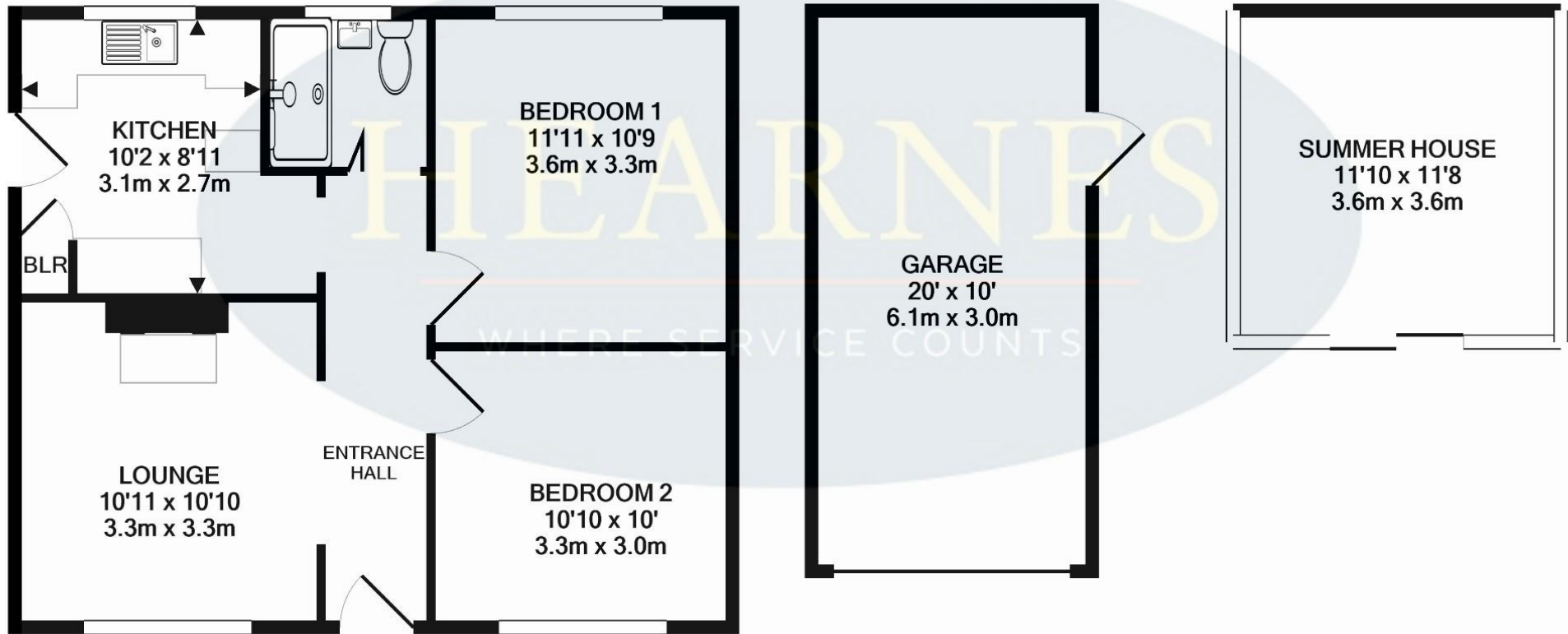
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 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 555 SQ.FT.
(51.6 SQ.M.)

NOT LOCATED IN EXACT POSITIONS
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

