

Sarum Avenue

West Moors, Dorset, BH22 0ND





“A beautifully modernised 2,000 sq ft family home, tucked away in a peaceful cul-de-sac”

FREEHOLD PRICE £550,000

This beautifully finished and extremely spacious five bedroom, two en-suite, one bathroom, two reception room detached family home has a 23ft balcony from the master bedroom, private west facing rear garden and integral garage. Situated in a peaceful and sought after cul-de-sac location within the village of West Moors.

Ground Floor:

- 18ft x 12ft **Impressive entrance hall** with a door giving access through to the integral garage, a polished porcelain tiled floor and underfloor heating
- Refitted **ground floor cloakroom** finished in a stylish white suite to incorporate a WC with concealed cistern, contemporary wash hand basin and tiled floor with underfloor heating
- 18ft **Dual aspect lounge** with an exposed brick feature wall and wood burning stove with Limestone surround and granite hearth creating an attractive focal point in the room, a window to the side aspect and bi-fold doors leading out to the private garden and patio area
- Large **study/dining room** with a bay window to the front aspect
- 21ft Stunning open plan **kitchen/dining room** beautifully finished with extensive granite work surfaces which continue round to form a breakfast bar with inset sink, integrated Bosch oven, hob and extractor, Bosch dishwasher and an integrated fridge/freezer, LED kickboard lighting, a double glazed window overlooking the rear garden and a tiled floor continuing through to the breakfast area where there is ample space for a breakfast table and chairs, exposed brick feature wall and bi-fold doors leading out to private garden and patio
- **Utility room** also finished with granite work surfaces, a recess and plumbing for a washing machine, space and an outlet for a tumble dryer, sink unit, tiled floor and a door leading outside

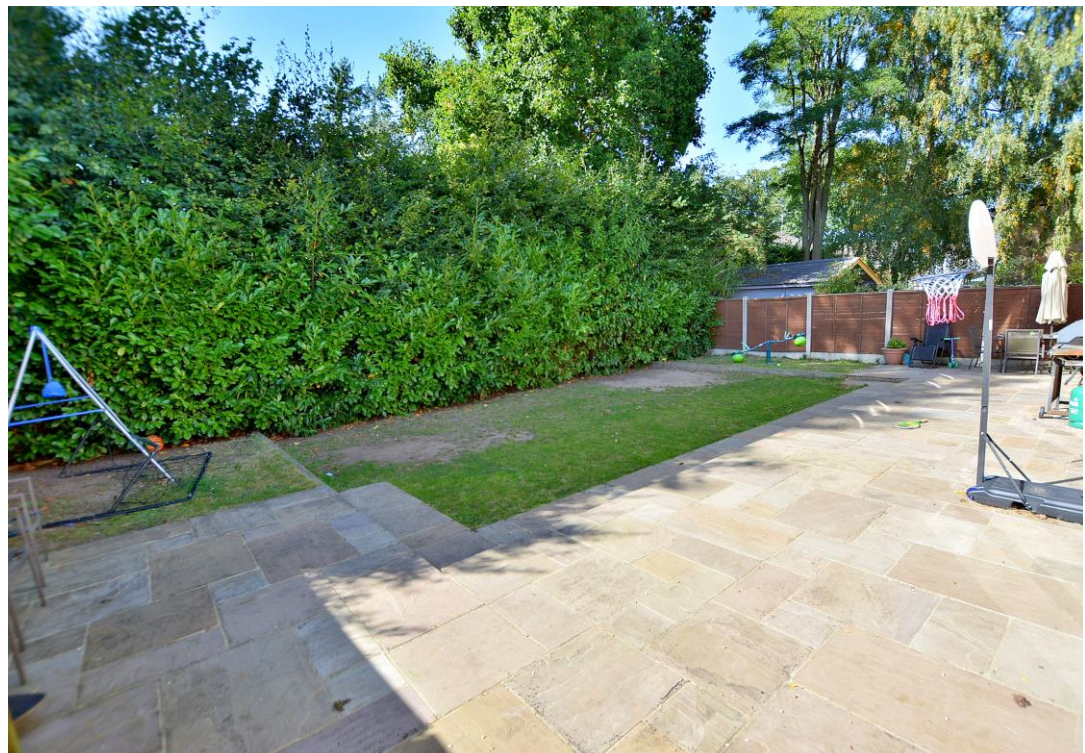
First Floor:

- Large **galleried landing**
- Impressive **master bedroom** enjoying fitted floor to ceiling wardrobes with sliding doors, as well as French doors leading out to a **23ft balcony** enclosed by a glass balustrade
- Refitted **en-suite shower room** finished in a stylish white suite to incorporate a corner shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Large **guest double bedroom** with windows to the front aspect and fitted floor to ceiling wardrobes with sliding doors
- Refitted **en-suite shower room** finished in a contemporary white suite to incorporate a shower cubicle, chrome raindrop shower head and separate shower attachment, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Three further double bedrooms**, two of which have fitted double wardrobes
- Large and luxuriously appointed **family bathroom** finished in a white suite to incorporate a panelled bath, WC, wash hand basin with vanity storage beneath, additional vanity storage, fully tiled walls and flooring
- Further benefits include double glazing, UPVC fascias and soffits and a gas-fired central heating system

COUNCIL TAX BAND: F

EPC RATING: C

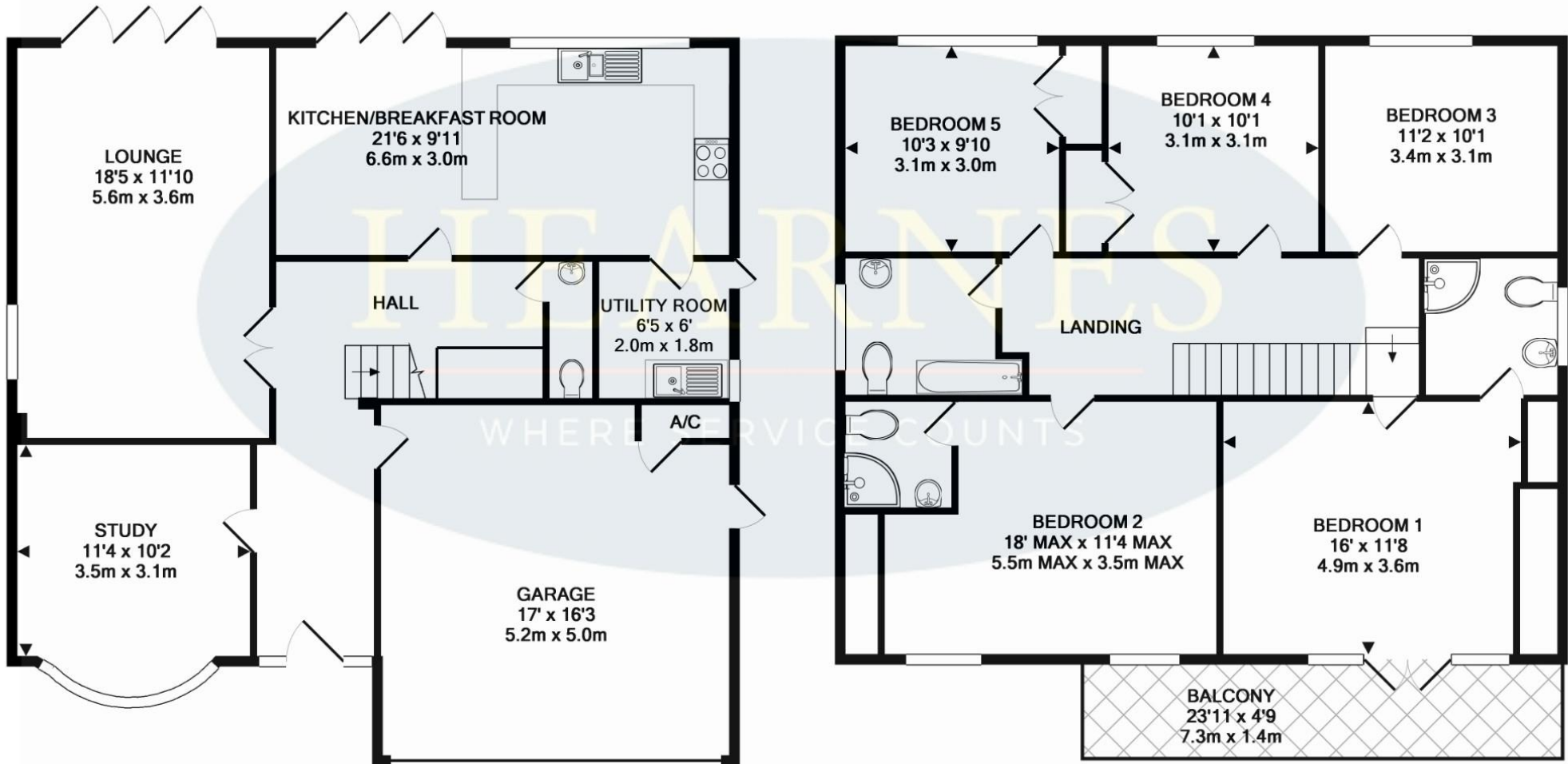




TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 SQ.M.)



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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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.





Outside

- **Rear garden facing a westerly aspect**, offering an excellent degree of seclusion and measuring approximately 50ft x 35ft. Adjacent to the rear of the property there is a large Indian sandstone paved patio area and side gates located on either side of the property, whilst the main area of garden predominantly laid to lawn. The garden is fully enclosed by hedge and fencing
- Resin bonded front driveway providing **off-road parking** for approximately two vehicles, which in turn leads up to an **integral garage**
- **Integral garage** with a remote control up and over door, wall-mounted gas-fired boiler, airing cupboard, door outside and a door into the entrance hall

West Moors offers a good selection of day to day amenities, with the village centre located less than 1 mile away. Ferndown offers a further selection of shopping, leisure and recreational facilities, with the town centre located approximately 2.5 miles away.



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