Draft Particulars

Spacious 3-Bedroom Detached Bungalow close to Village Centre

Tenure: Freehold   **Approx 84 sq meters (904 sq ft)**   **Built circa 2003**

10 Firs Glen Road,
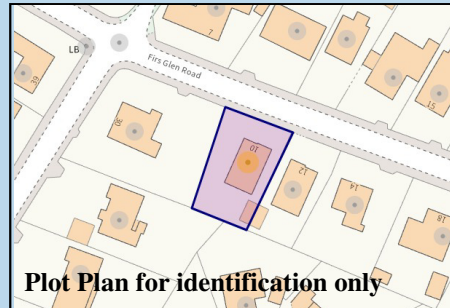**West Moors, Ferndown. BH22 0ED**

Price £475,000

- Spacious Hall
- Lounge/Dining Room with doors to garden
- Kitchen/Breakfast Room
- 3-Good Bedrooms
- En-Suite Shower Room
- Bathroom

- Gas Central Heating
- PVCu Double-Glazing
- Driveway & GARAGE
- Private Garden with sunny aspect
- Close to Shops & Services & Forest Walks
- No Chain!

Spacious 3-double bedroom detached bungalow, built circa 2003, occupying an ideal location just a short walk from shops & services within West Moors village centre & protected forest walks. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive.
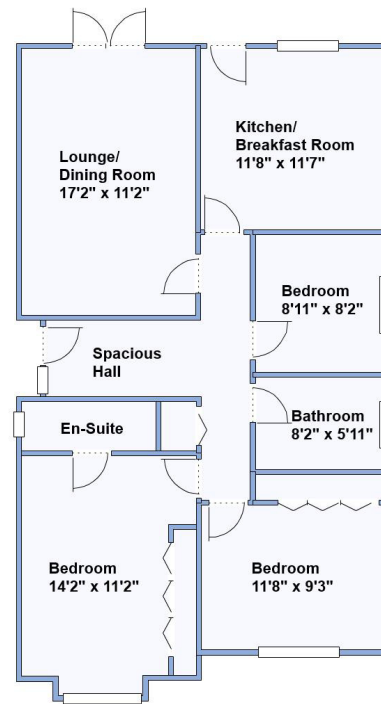
The property offers well-planned accommodation including a lounge/dining room backing onto the rear garden, en-suite shower room & family bathroom. Outside the bungalow has 'off-road' parking, a garage & private garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Hall:** Airing cupboard. Hatch to roof space with ladder.
- **Lounge/Dining Room:** Feature fireplace. Doors to garden.
- **Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in oven, hob & cooker hood. Space for washing machine & fridge. Cupboard housing gas boiler. Door to garden.
- **Bedroom 1:** Built-in wardrobes. Front aspect bay window.
- **En-Suite Shower Room:** Mira shower unit. Wash basin & WC. Fully tiled.
- **Bedroom 2:** Built-in wardrobe. Front aspect window.
- **Bedroom 3:** Side aspect window.
- **Bathroom:** Panelled bath, wash basin & WC.
- **Gas Central Heating (system untested)**
- **PVCu Double-Glazing, PVCu soffits, fascias & gutters**
- **Rear Garden:** Mainly laid to lawn with paved patio surrounded by mature shrubs & evergreens. Outside tap.
- **Driveway providing ample off-road parking & leading to:**
- **Garage:** approx 18' x 8'9". Up & over door & side door.
- **Council Tax Band 'E'**
- **Energy Rating 'D'**

Plot Plan for identification only

The Property Ombudsman

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. W05010

Lounge/Dining Room 17'2" x 11'2"
Kitchen/Breakfast Room 11'8" x 11'7"
Bedroom 8'11" x 8'2"
Spacious Hall
En-Suite
Bathroom 8'2" x 5'11"
Bedroom 14'2" x 11'2"
Bedroom 11'8" x 9'3"

This drawing has been prepared for diagrammatic purposes only. Not to scale.

Kitchen/Breakfast Room

Lounge/Dining Room

Family Bathroom

Private Garden

Rear Elevation