

**Spacious 2-Bedroom Detached Bungalow in Delightful Position close to amenities & forest**

**Tenure: Freehold**

**Approx 82sq metres (882 sq-ft)**

**4 Shirley Close,  
West Moors, Ferndown. BH22 0EQ**

**Price £485,000**

- Entrance Porch
- Spacious Hall
- Large Lounge
- Fitted Kitchen/Diner
- 2-Double Bedrooms
- En-Suite Shower Room & Bathroom
- Gas Central Heating
- PVCu Double-Glazing
- Delightful Private Garden
- Wide Driveway & Large Garage
- Near to Local Amenities & Forest Walks
- No Chain!



Spacious, individual detached bungalow occupying a delightful cul-de-sac location just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. Nearby are protected forest walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been very well maintained and is offered with no forward chain! Viewing recommended!

**Accommodation and approximate room sizes:**

- **Entrance Porch:** deep double-sized cloaks cupboard.
- **Spacious Hall:** Double-sized storage cupboard. Hatch to insulated roof space. Double doors to:
- **Lounge:** A good-sized room with an oriel bay window & feature fireplace.
- **Kitchen/Diner:** Good range of floor and wall cupboards. Built-in double oven, gas hob & cooker hood over. Integrated dishwasher, washing machine & fridge/freezer. Cupboard housing Vaillant combination gas boiler. Inset spot lights. Ample space for dining suite. Door to garden.
- **Bedroom 1:** Built-in double wardrobe. Window overlooking rear garden.
- **En-Suite Shower Room:** Shower cubicle with Mira shower. Wash basin & WC.
- **Bedroom 2:** Double bedroom overlooking rear garden.
- **Bathroom:** Panelled bath with mixer tap. Wash basin & WC. Separate Shower cubicle.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Private garden with paved patio areas and lawn with well stocked shrub borders. Side gates. Outside tap. Garden shed.
- **Wide Block Driveway** providing ample parking & leading to:
- **Attached Garage:** Up & over door.
- **Council Tax Band 'E'**
- **Energy Rating 'tbc'**



Ample Parking & Garage

**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.

Ref W045001



Lounge



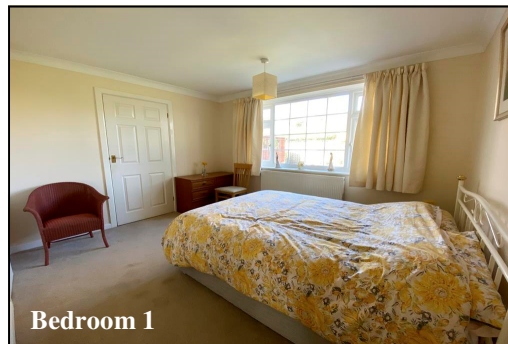
Kitchen/Diner



Dining Area



Lounge



Bedroom 1



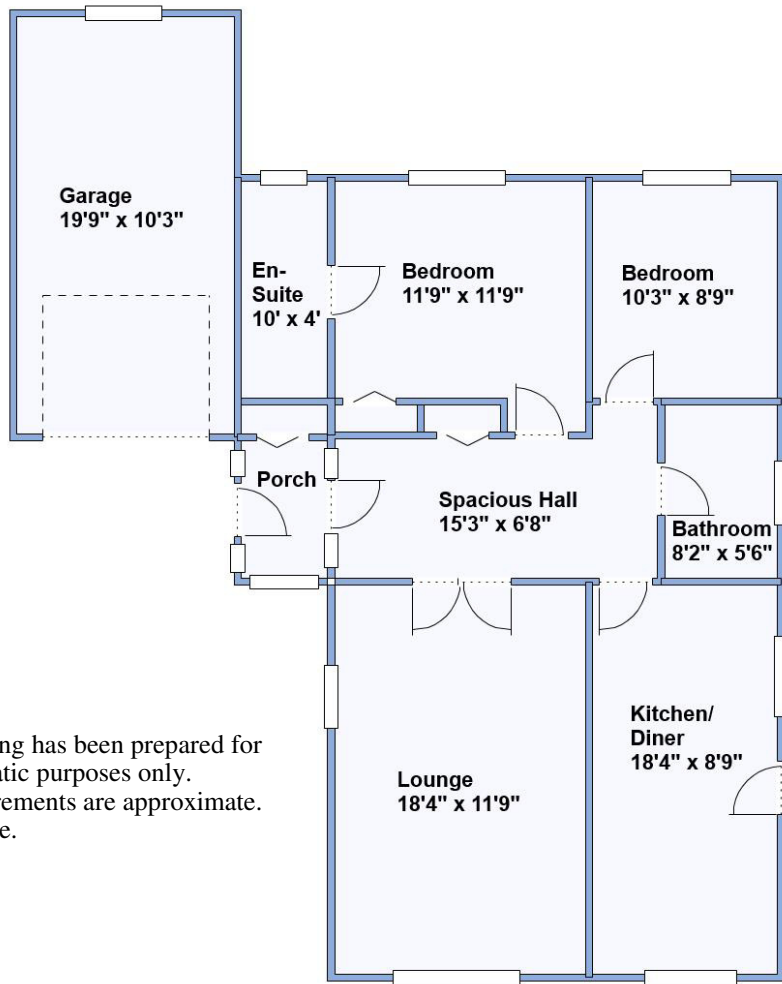
Entrance Porch



Spacious Hall







This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.



# Spacious Bungalow in Wonderful Location

