

Well Presented 4-Bedroom Character Bungalow with Delightful Garden

Tenure: Freehold Approx 139 sq meters (1500 sq ft) Plot: Approx 0.25 acre

**24 Abbey Road, West Moors
Ferndown, Dorset. BH22 0AX**

Price £575,000

- Spacious Entrance Hall
- Impressive Kitchen/Diner
- Large Lounge
- 4-Double Bedrooms (2-Ground Floor)
- En-Suite Shower Room
- Family Bathroom & Separate Shower Room
- Exceptional 'Off-Road' Parking & Garage/Gym
- Delightful Mature Plot approx 0.25 acre
- Ideal Location near to amenities & forest walks
- Viewing recommended!

Spacious, well presented 4-bedroom detached chalet bungalow occupying a large plot in a mature non-estate road near to local amenities & protected forest walks. West Moors is a thriving village surrounded by greenbelt and yet within easy access to nearby towns such as Ferndown, Ringwood & Wimborne. Bournemouth, Poole & the New Forest National Park are within easy reach. The bungalow offers well-planned accommodation with generous room dimensions including an impressive 22' kitchen/diner that leads to a delightful sunny garden. Features include 4-double bedrooms, 3 bathrooms, exceptional 'off-road' parking & useful garage/gym.

Modernised & cherished by the present owners for nearly 20 years! Viewing recommended!

Accommodation with brief description:

Spacious Entrance Hall: Wood flooring & oak internal doors. Stairs to first floor.

Lounge: A spacious room with picture window flooding the room with natural light with a view of the rear garden.

Kitchen/Diner: Am impressive room with a fitted kitchen designed round a large island unit with breakfast bar. Wide double doors provide access to the rear garden and make this a bright & airy space. The modern fitted kitchen offers a good range of floor and wall cupboards with inset sink unit. High level double oven, ceramic hob & cooker over. Integrated dishwasher & washing machine. Space for fridge/freezer. Ample space for a dining suite. Tiled flooring.

Bedroom 1: Generous double bedroom with fitted wardrobes. Window overlooking front garden.

En-Suite Shower.: Large en-suite with modern fittings comprising double-sized shower cubicle with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.

Bedroom 2: Generous double bedroom overlooking front garden.

Family Bathroom: Modern suite comprising double-ended bath with mixer tap & shower attachment. Wall hung wash basing & WC.

Bedroom 2: Generous double bedroom with dormer window overlooking front garden.

Bedroom 3: Generous double bedroom. Double-glazed 'velux' window to rear elevation.

Shower Room: Modern white suite comprising shower cubicle, pedestal wash basin & WC.

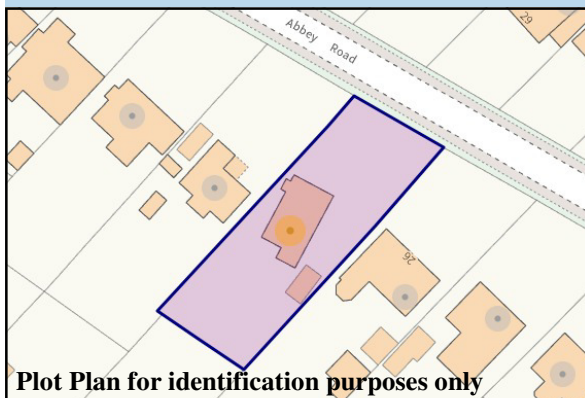
Gas Central Heating (system untested) & **PVCu Double-Glazing.**

Farm Gate leading to wide driveway providing exceptional 'off-road' parking for a number of vehicles.

Detached Garage/Home Gym: Electric roll-up door plus double doors to side elevation. Plastered ceiling with LED spot lights. **Currently arranged as Home Gym with separate Store.**

Rear Garden: Mature rear garden predominantly laid to lawn with a paved patio to the rear of the bungalow. Well stocked shrub borders & mature hedging provide a high degree of privacy & the garden enjoys a sunny aspect. Garden Store. Outside tap. Side access. In all, the plot extends to approx 0.25 acre

Council Tax Band: 'E' Energy Rating: 'C'



Plot Plan for identification purposes only



Mature Location



Modern Kitchen/Diner



Island Unit

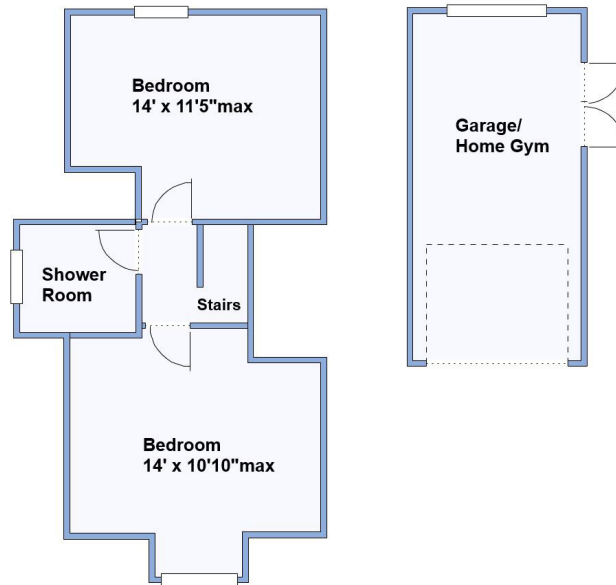
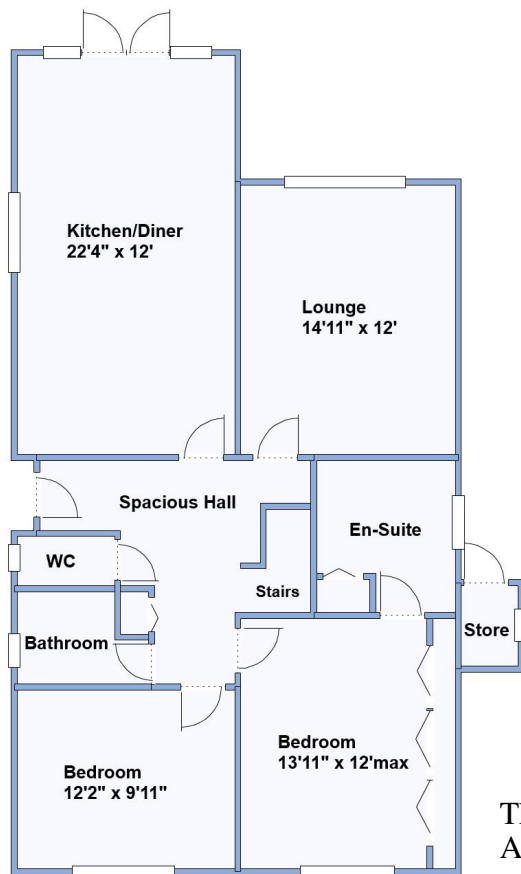


Dining Space



Modern Kitchen

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 W05078



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





Lots of Parking



Mature Garden



Sunny Garden



Rear Elevation