

Spacious 2 Bedroom Semi-Detached Bungalow in Good Position
Tenure: Freehold Approx 70.6 sq meters (760 sq ft)

17 Oakhurst Close,
West Moors, Ferndown, Dorset. BH22 0DF

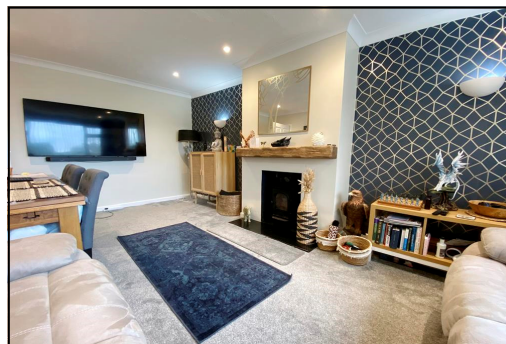
Price £380,000

- Entrance Hall
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Spacious Conservatory
- 2 Double Bedrooms
- Modern Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Cavity wall Insulation
- Long Brick Driveway & GARAGE
- Delightful Garden
- Pleasant Cul-De-Sac Location

Spacious 2-bedroom semi-detached bungalow in a pleasant cul-de-sac location which lies close to protected forest walks and near to the comprehensive village centre of West Moors. The property offers well-planned accommodation including a kitchen/breakfast room, which leads to a large conservatory with self-cleaning glass roof. The property occupies a good plot with a very sunny garden & excellent 'off-road' parking & garage.

Accommodation and approximate room sizes:

- **Entrance Hall:** Hatch to insulated roof space with ladder fitted. Air conditioning unit. Cupboard housing combination gas boiler. LED spot lights. Karndean flooring.
- **Kitchen/Breakfast Room:** Good range of base and wall units. Built-in oven, hob & hood over. Plumbing for washing machine and dishwasher. Space for fridge. Breakfast Bar. Door to Conservatory.
- **Conservatory:** Double doors to garden. Self-cleaning glass roof.
- **Lounge/Dining Room:** Feature fireplace. With log burning stove. LED spot lights. 2 Wall lights points.
- **Bedroom 1:** Built in double wardrobe. Window overlooking patio courtyard.
- **Bedroom 2:** Window to front aspect. Led spot lights.
- **Shower Room:** Modern white suite comprising shower cubicle with thermostatic shower valve. Vanity wash basin & WC. Heated towel rail.
- PVCu Double-Glazing, Soffits and Fascias
- Gas Central Heating (system untested) & Cavity Wall Insulation
- **Fully Re-wired 2022** **New Felt & Battens to Roof 2024**
- Brick Driveway with excellent off-road parking & leading to:
- **GARAGE:** Approx 17'1" x 8'2".
- The Rear Garden is a particular feature of the property being mainly laid to lawn with well stocked shrub borders. The Conservatory opens up to a delightful courtyard patio garden to the rear of the bungalow. Greenhouse. Shed.
- Council Tax Band 'C'
- Energy Rating 'D'



Viewing Recommended!



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 W04997

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

