

**Spacious 3-Bedroom Detached Bungalow Close to amenities & nature walks**

**Tenure: Freehold**

**Approx 92 sq metres (990 sq ft)**

**Useful Hobbies Room**

**41 Queens Close,,  
West Moors, Ferndown. BH22 0HW**

**Price £495,000**

- Spacious Hall
- Large Lounge/Dining Room
- Fitted Kitchen
- 3-Double Bedrooms
- Modern Bathroom with WC & Cloakroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Useful Hobbies Room/Home Office
- Driveway & Garage
- Backing onto Wooded Copse
- Well Presented Throughout
- Viewing Recommended!

Beautifully presented detached bungalow occupying a pleasant location just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. Just a few steps from the bungalow is protected nature walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property offers well-planned accommodation with generous room dimensions. Outside the bungalow has a good-sized plot, a delightful landscaped garden & a useful hobbies room. Viewing recommended!

**Accommodation and approximate room sizes:**

- **Spacious Hall:** Hatch to insulated roof space. Cloaks cupboard. Airing cupboard. Laminate flooring. Double doors to:
- **Lounge/Dining Room:** A good-sized room with feature sun pipe allowing natural light to fill the room. Double doors with custom fitted shutter blinds leading to rear garden.
- **Kitchen:** Good range of floor and wall cupboards. Free standing cooker. Space for washing machine & fridge/freezer. Laminate flooring. Wall mounted Glow-Worm condensing gas boiler installed 2024. Door to garden.
- **Bedroom 1:** Generous double room with built-in wardrobes. Custom fitted shutter blinds.
- **Bedroom 2:** Generous double room with built-in wardrobes. Custom fitted shutter blinds
- **Bedroom 3:** Generous double bedroom. Custom shutter blinds.
- **Bathroom:** Fully tiled bathroom with modern suite comprising panelled bath with electric shower over & glass screen fitted. Vanity wash basin & WC.
- **Cloakroom:** Fully tiled. Wash basin & WC.
- **Gas Central Heating (new boiler 2024) & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio & areas of shaped lawn with well stocked shrub borders. Side gates. Outside tap. Garden shed.
- **Driveway** providing ample 'off-road' parking & leading to:
- **Garage:** Double doors to front & side door. Power & light.
- **Hobbies Room/Home Office:** Insulated walls, ceiling & floor plus double-glazed window & door. An ideal space for hobbies or home working.
- **Council Tax Band 'D'      Energy Rating 'tbc'**



**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 W05014



Spacious Hall



Fitted Kitchen



Bedroom 1



Large Lounge/Dining Room



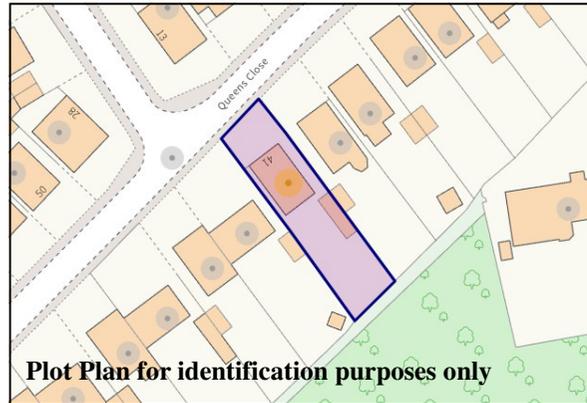
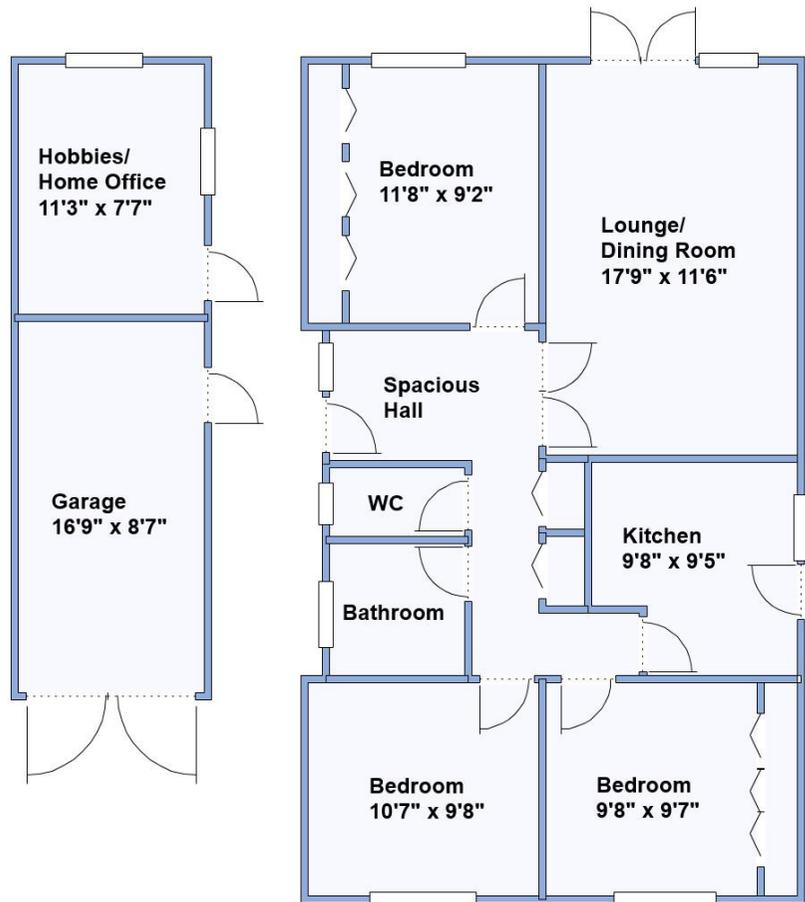
Modern Bathroom



Hobbies Room



Dining Area with Sun Pipe



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

