

Well Presented 4-Bedroom, 4-Reception House with Double Garage

Tenure: Freehold Approx 123 sq meters (1324 sq ft)

**16 Blackfield Lane, West Moors
Ferndown, Dorset. BH22 0NH**

Price £579,950

- Entrance Hall with Cloakroom
- Lounge with feature fireplace
- Dining Room with door to Conservatory
- Kitchen/Breakfast Room & Utility Room
- Study
- 4-Good Bedrooms
- En-Suite Shower & Family Bathroom
- Wide Driveway & Double Garage
- Delightful Mature Garden
- Ideal Location near to amenities & nature walks

Spacious, well presented 4-bedroom detached house, built circa 1996, occupying a pleasant location 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. The house offers well-planned accommodation with generous room dimensions including a large lounge, adjoining dining room, conservatory & study. Outside, the house has a 2-car driveway, double garage & mature private garden.

Occupied & cherished by the present owner from new. Viewing recommended!

Accommodation with Brief Description:

Entrance Hall: Cloaks cupboard. Stairs to first floor. (optional stair lift)

Cloakroom: Pedestal wash basin & WC.

Lounge: A good-sized room with feature fireplace & double doors to:

Dining Room: Ample space for dining suite. Patio doors to:

Conservatory: A very good addition to the house having a ceramic tiled floor & double doors to garden.

Kitchen/Breakfast Room: Good range of floor and wall cupboards with inset sink unit. Fitted high level double oven, gas hob & cooker hood above. Integrated dishwasher & fridge/freezer. Deep Pantry cupboard with 'home safe' securely bolted to the floor. Pleasant aspect to rear garden. Vinyl flooring & inset spot lights. Door to:

Utility Room: Fitted sink unit. Space for washing machine & tumble dryer. Wall mounted Worcester gas boiler installed in January 2024. Vinyl flooring. Door to garden.

FIRST FLOOR

Landing: Airing Cupboard. Hatch to insulated roof space with ladder fitted.

Bedroom 1: Double-glazed window overlooking front aspect. Recessed built-in wardrobes.

En-Suite Shower: Fully tiled Shower cubicle with thermostatic shower. Pedestal wash basin, Bidet & WC. Chrome heated towel rail.

Bedroom 2: Double-glazed window overlooking front aspect. Double wardrobe & storage cupboard.

Bedroom 3: Double-glazed window overlooking rear garden. Recessed double wardrobe.

Bedroom 4: Double-glazed window overlooking rear aspect.

Family Bathroom: Panelled bath with tiled surround, mixer tap with shower attachment & glass screen. Pedestal wash basin & WC.

Gas Central Heating (New Boiler installed January 2024) & PVCu Double-Glazing

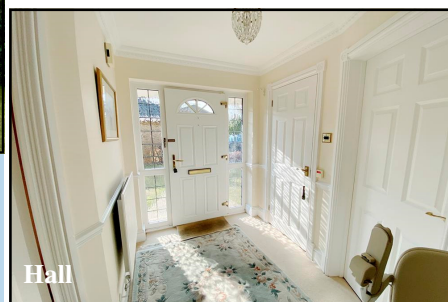
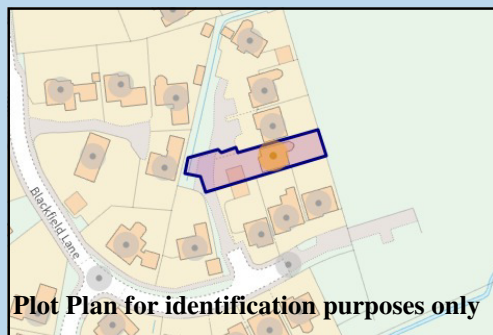
Security Alarm System

Driveway providing 'off-road' for 2 cars.

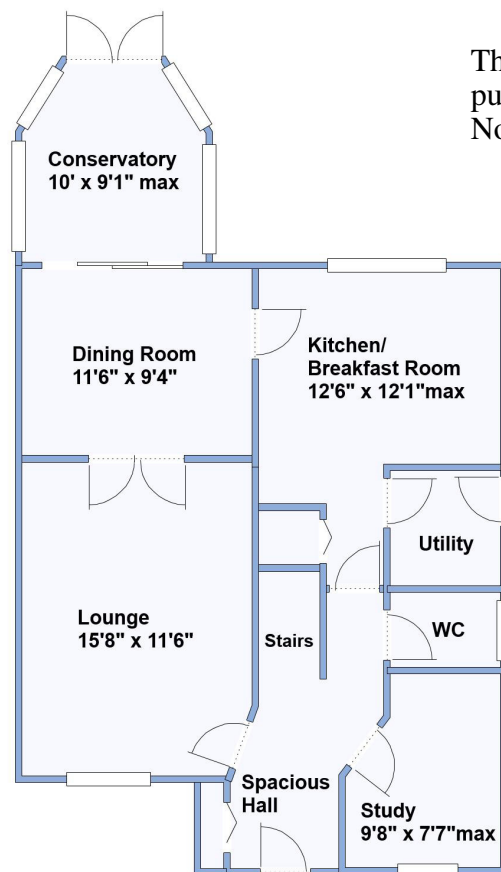
Double Garage: approx 17'7" x 17'5". Twin up & over doors. Power & light. Side door.

Rear Garden: Mature rear garden predominantly laid to lawn with a paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy. Outside tap. Side gate.

Council Tax F
Energy Rating C



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 W05007



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

