

**Spacious 3-Bedroom Bungalow close to Village Centre & backing onto Wooded Copse**

**Tenure: Freehold**

**Approx 82 sq meters (882 sq ft)**

**34 Pennington Road,  
West Moors, Ferndown. BH22 0JQ**

**Price £395,000**

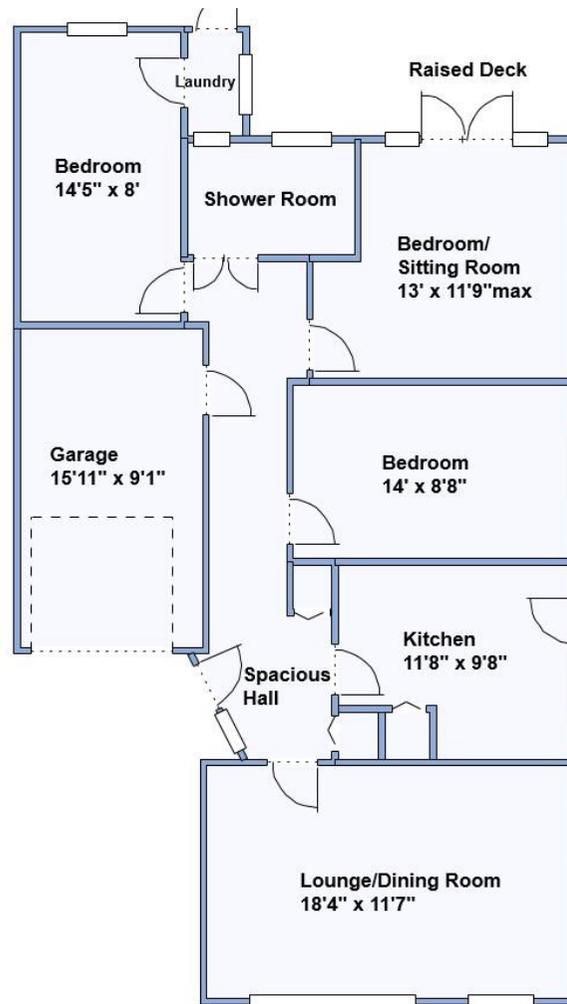
- Spacious Hall
- Lounge/Dining Room
- Kitchen
- 3 Good Bedrooms
- Shower Room
- Delightful Private Garden with sunny aspect
- Gas Central Heating
- PVCu Double-Glazing
- Driveway for 'Off-Road' Parking
- Integral Garage
- Close to Local Amenities
- Backing onto Wooded Copse

Generously sized three-bedroom bungalow ideally situated within a short stroll of the vibrant village centre of West Moors, offering convenient access to a wide range of shops and local amenities. The property enjoys a peaceful setting, backing onto a protected wooded copse with scenic nature walks and a pathway leading to the nearby Ferndown Forest Golf Course. The bungalow features thoughtfully designed living space with bright, airy rooms and a charming, private garden that benefits from a sunny aspect. Includes wheelchair-adapted features for enhanced accessibility.

**NO ONWARD CHAIN!**

**Accommodation together with a brief description:**

- **Spacious Hall:** Cloaks cupboard, Airing cupboard & hatch to insulated roof space with ladder fitted.
- **Lounge/Dining Room:** Feature open fireplace.
- **Kitchen:** Range of floor and wall cupboards. Cooker space. Plumbing for dishwasher. Space for fridge. Cupboard housing Johnson Starley gas warm air boiler for heating & hot water. Door to garden.
- **Bedroom 1/Sitting Room:** Double doors to raised Deck.
- **Bedroom 2:** Ample double bedroom. Side aspect window.
- **Bedroom 3:** Window to rear aspect. Door to small Laundry with plumbing for washing machine.
- **Shower Room:** Wet room style shower room. Heat sealed floor. Mira shower unit. Vanity wash basin & WC
- **Gas Warm Air Central Heating** (new boiler installed 2024 & convertible to radiators if preferred)
- **PVCu Double-Glazing**
- **Rear Garden:** Delightful garden with well stocked shrub borders & raised deck. In all, enjoying a good degree of privacy & a sunny aspect. Side gate.
- **Integral Garage:** Up & over door. Wheelchair lift to Hall
- **Driveway** providing good 'off-road' parking.
- **Council Tax Band 'D'**
- **Energy Rating 'E'**



**Kitchen/Breakfast Room**



**Lounge/Dining Room**

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



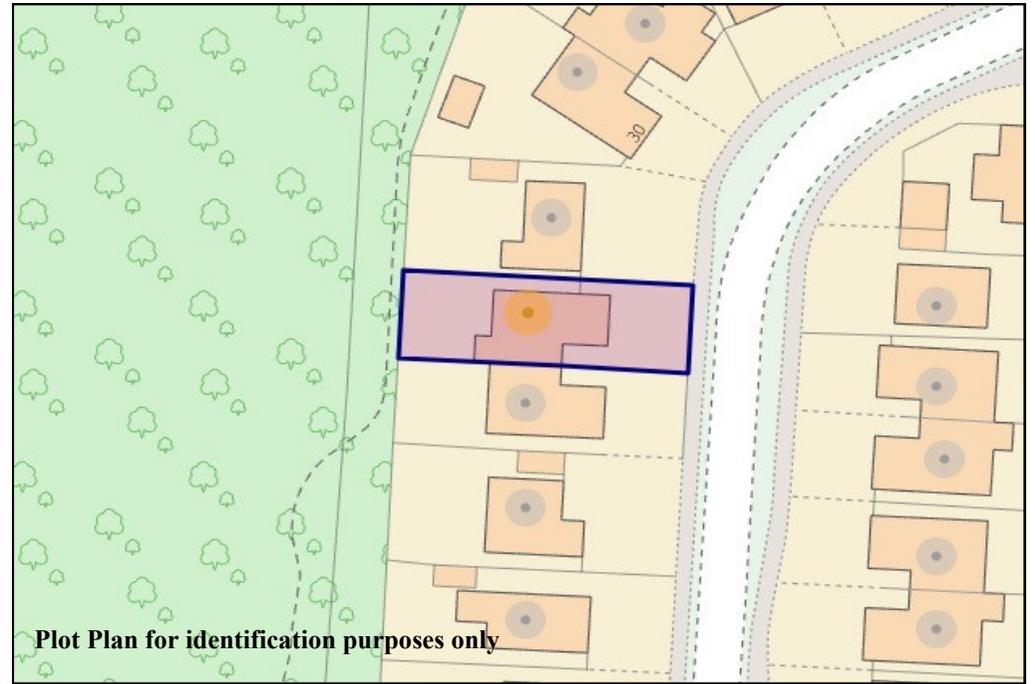
**Bedroom 2/Sitting Room**



**Main Bedroom**

**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 W04790





Plot Plan for identification purposes only