



Well Presented 4-Bedroom Character Bungalow with Sunny Garden & Double Garage

Tenure: Freehold

Approx 128 sq meters (1380 sq ft)

Plot: Approx 0.20 acre

**92 Pinehurst Road, West Moors
Ferndown, Dorset. BH22 0AR**

Price £525,000

- Entrance Hall with Cloaks cupboards
- Large Lounge leading to garden
- Separate Dining Room & Study
- Fitted Kitchen
- 4-Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Ample 'Off-Road' Parking & Double Garage
- Delightful Mature Garden with Sunny Aspect
- Ideal Location near to amenities & nature walks
- Recently installed Solar Panels with Battery Pack

Exceptionally spacious, well presented 4-bedroom detached character bungalow occupying a large plot in a mature, non-estate road, being near to local amenities & protected nature walks. West Moors is a thriving village surrounded by greenbelt and yet within easy access to nearby towns such as Ferndown, Ringwood & Wimborne. The seaside resorts of Bournemouth, Poole & the New Forest National Park are within easy reach.

The bungalow offers well-planned accommodation with generous room dimensions including a large lounge, separate dining room & study. Features include recently installed Solar Panel System with battery pack providing free electricity, exceptional parking, a double garage & sunny, private garden.

Cherished by the present owner for over 25 years! Viewing recommended!

Accommodation with brief description:

Spacious Hall: Recently fitted consumer unit. Hatch to insulated roof space. Cloaks cupboard. Boiler/Airing cupboard. Quality wood flooring in herringbone pattern. Double doors to:

Lounge: A bright, spacious room with double doors leading to rear garden.

Study: A useful room with aspect to rear garden.

Dining Room: Ample room for dining suite. Leading to:

Kitchen: The kitchen offers a good range of floor and wall cupboards with inset sink unit. Built-in high level oven, gas hob & cooker hood. Space for dishwasher & washing machine. Larder cupboard. Tiled flooring & door to garden.

Bedroom 1: Double-glazed window overlooking side aspect. Built-in double wardrobe.

En-Suite Bathroom: Hip style bath with thermostatic shower. Vanity wash basin & WC. Chrome heated towel rail.

Bedroom 2: Double-glazed window overlooking front aspect. Laminate flooring.

Bedroom 3: Double-glazed window overlooking front aspect.

Bedroom 4: Double-glazed window to side aspect.

Family Bathroom: Extra long panelled bath with mixer tap with shower attachment. Wall hung wash basin & WC. Chrome heated towel rail. LED spot lights & storage cupboard.

Gas Central Heating (Boiler installed circa October 2021) & PVCu Double-Glazing

Solar Panels with Battery Pack installed 2023

Farm Gate to front boundary, electrically operated, leading to wide driveway providing ample 'off-road' parking for several vehicles & landscaped front garden. Additional double Wrought Iron Gates, leading to:

Additional Secure Parking & DOUBLE GARAGE: Twin electric up & over doors. Side door.

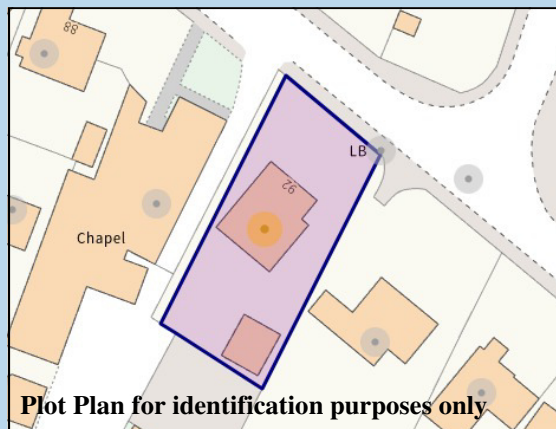
Rear Garden: Mature rear garden predominantly laid to patio enclosed with tall fencing and in all, enjoying a good degree of privacy with a sunny aspect.

Garden Shed. Water taps. Side access.

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



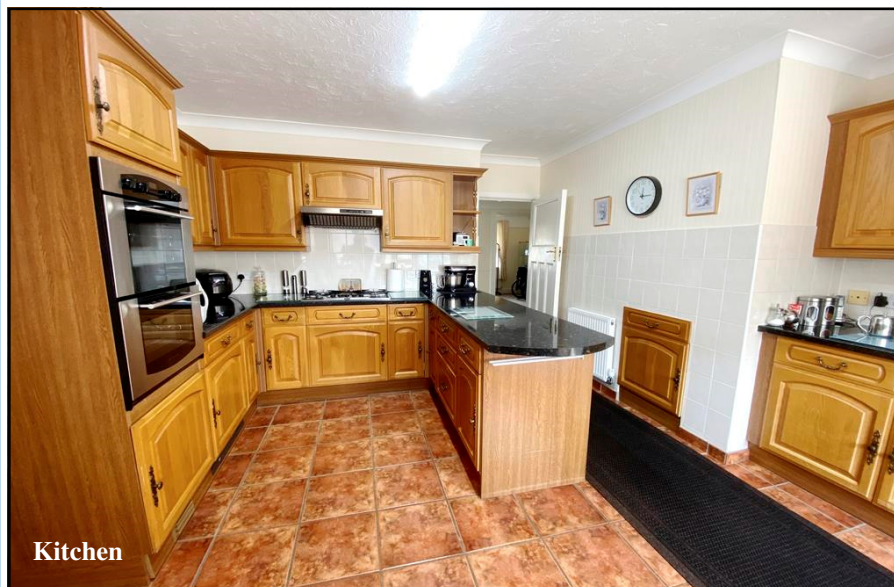
Lots of Parking



Plot Plan for identification purposes only



Large Kitchen



Kitchen

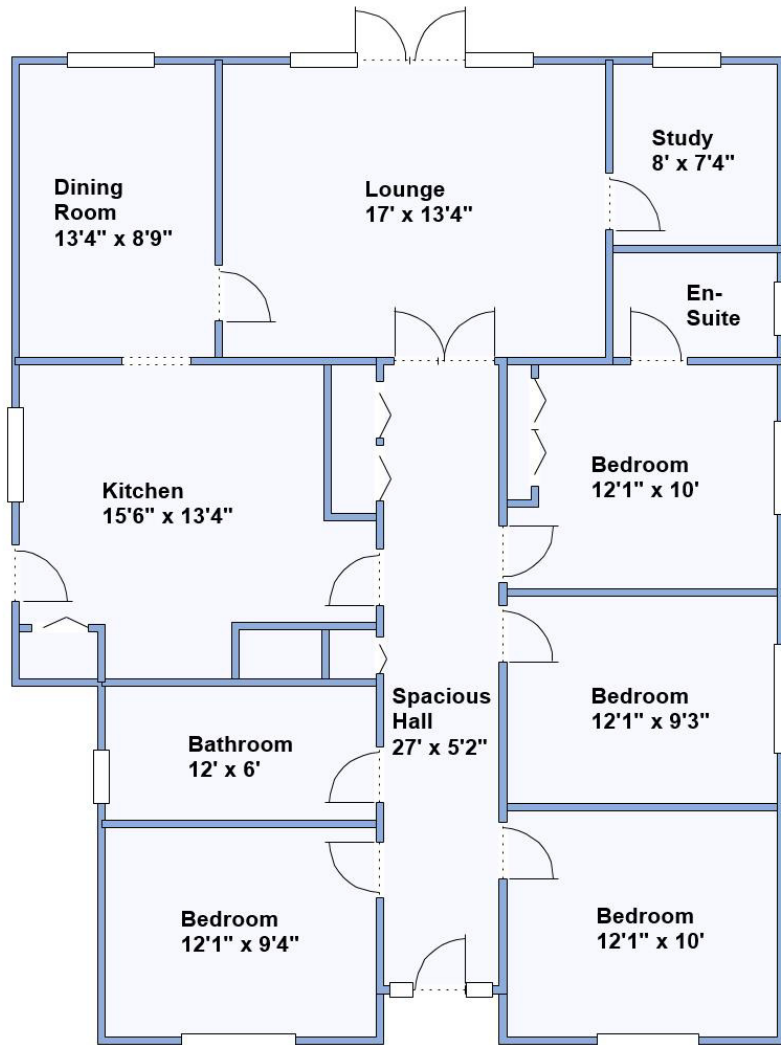


Spacious Hall

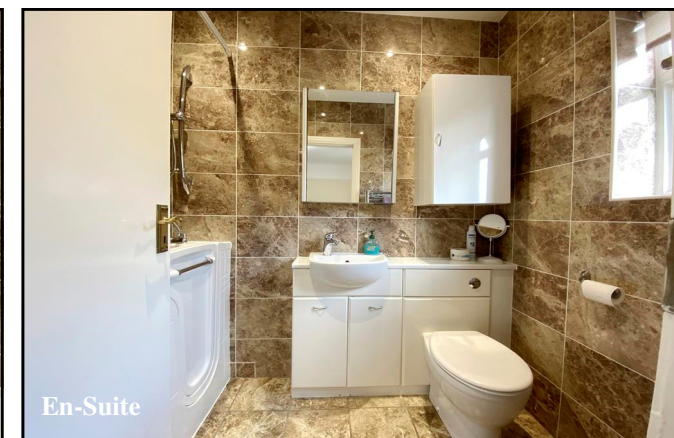


Good Storage

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 W05050



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

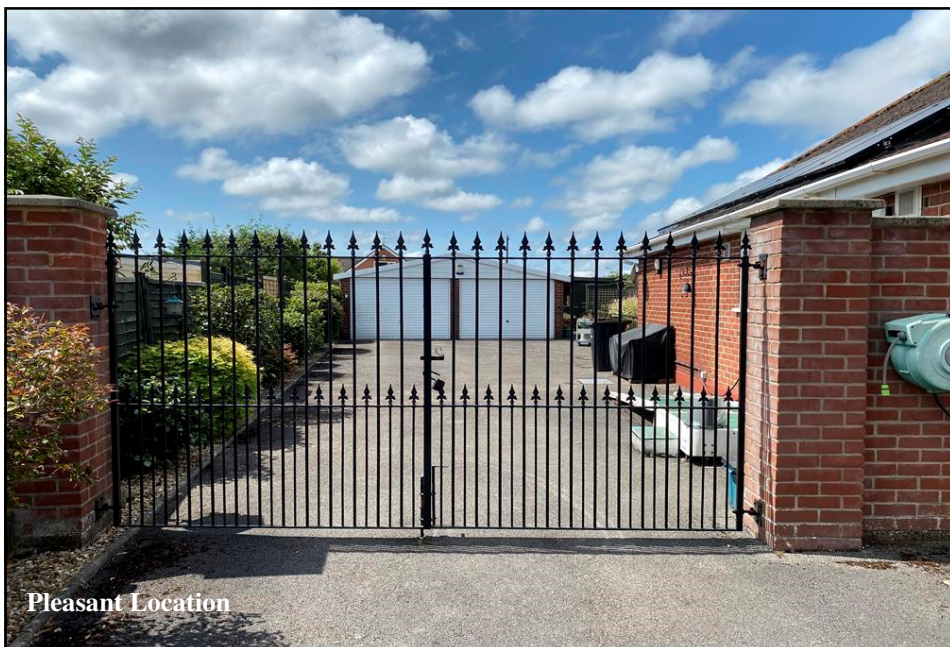




Rear Garden



Mature Garden



Pleasant Location



Large Plot