



Total area: approx. 75.2 sq. metres (809.6 sq. feet)



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**Canterbury Close, West Moors,
Dorset, BH22 0PJ**



**A Spacious Two Double Bedroom Detached
Bungalow in a popular Cul de Sac location**

- Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Separate Cloakroom/WC
- Bathroom/WC
- Gas Fired Central Heating
- Double Glazing
- Single Garage
- Cul de Sac Location
- Easily Maintained Garden

Freehold

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Property Details

The Property - comprises a **Bright and Spacious Detached Bungalow** in a popular cul de sac location close to many acres of open space and walks and trails and within a mile of the Town Centre Shops and Amenities. **Features of the accommodation include Gas Fired Central Heating by Radiators (modern boiler), UPVC Framed Double Glazing, UPVC External Fascias and Soffits** and included in the sale are the **Fitted Carpets and Curtains**. West Moors has main road links including **FERNDOWN, WIMBORNE, BOURNEMOUTH** and **POOLE**.

ACCOMMODATION

Entrance Hall: with quality flooring, telephone point, built-in airing cupboard and hatchway with ladder to the roof space.

Lounge/Dining Room: 22'0 x 13'2 a dual aspect room with TV aerial point and three wall lights.

Kitchen/Breakfast Room: 10'6 x 10'3 fitted with units and co-ordinating worktops incorporating ceramic single drainer sink unit. Beneath the worktops are a good range of storage cupboards and drawers together with **integrated Washing Machine** and dryer space. Matching wall cupboards, built-in broom cupboard, integrated **Gas Hob and 'eye level' Oven/Grill** with cupboards above and below. Space for breakfast table and chairs, wall mounted gas fired boiler and half glazed side entrance door.

Bedroom No. 1: 13'4 x 10'5 with telephone point and built-in double door wardrobe.

Bedroom No. 2: 10'1 x 9'1 with built-in double door wardrobe.

Bathroom: with full tiling to the walls and floor and fitted bath with electric shower and splash screen over, washbasin and WC. Mirror door cabinet.

Cloakroom: with full tiling to the walls and floor and fitted washbasin and WC.

OUTSIDE

Garage: 16'6 x 8'3 with electric roller door, light and power points, storage shelving and personal door from the rear garden.

Outside Water Tap

Garden: at the **Front** is planned for ease of maintenance with shingle and decorative stone interspersed with specimen shrubs and a tarmac driveway leading to the main entrance door and garage. The **Rear Garden** which measures about **35ft in depth by 25ft in minimum width widening to 25ft** (10.66m x 7.92m to 10.66) enjoys a **westerly aspect** is screened by fencing and again laid for ease of maintenance with shingle and decorative stone, shrubs borders and paved patio and paths.

Services: All Main Services Connected.

Council Tax Band: D

Council Tax Payable 2022/2023:

Energy Rating: D (Current 68, Potential 85)

Property Reference: BBR220172



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The Data Protection Act 1998

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