



Main area: Approx. 105.2 sq. metres (1132.0 sq. feet)
Plus garages, approx. 15.2 sq. metres (163.8 sq. feet)



**Heathfield Road, West Moors
Dorset, BH22 0DE**



A Spacious and Superbly Presented Three Bedroom and Three Reception Bungalow in an established and favoured location

- Three Double Bedrooms
- Spacious Lounge
- Kitchen/Breakfast Room
- Separate Dining Room
- Conservatory at the Rear
- Ensuite Shower Room
- Bathroom/WC
- Attached Garage
- Garden Shed & Greenhouse
- Well Tended Gardens

Freehold



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Property Details

The Property - comprises a **Substantial and Spacious Bungalow** in an established residential cul de sac location only a short walk from the West Moors Forestry Plantation and within about a mile of the Town Centre Shops and Amenities. **Features of the accommodation include Gas Fired Central Heating by Radiators (combination type boiler between 2 and 3 years old), UPVC Framed Double Glazing, a Security Alarm** and included in the sale are the **Fitted Carpets, Curtains, Window Blinds and Light Fittings**. The property is also offered for sale with the added benefit of **No Forward Chain**. West Moors has main road links to other centres including **FERNDOWN, WIMBORNE, BOURNEMOUTH** and **POOLE**.

ACCOMMODATION

Entrance Hall

Lounge: 16'11 x 11'11 with three wall lights, telephone point, TV aerial connection, built-in storage cupboard with display shelves above with fireplace with electric feature fire.

Kitchen: 13'3 x 9'7 fitted with units and co-ordinating solid wood worktops incorporating ceramic butler style sink with mixer tap. Beneath the worktops are a range of storage cupboards and drawers together with space and plumbing for dishwasher and above are matching wall cupboards. **Built-in gas hob with cooker hood over and integrated electric 'eye level' double oven/grill**. Useful breakfast bar, space for tall fridge/freezer and ceiling downlights. Half glazed door to the garage and door to:

Inner Hall: with hatchway to the roof.

Dining Room: 10'9 x 10'8 with glazed double doors to:

Conservatory: 12'6 x 8'6 with tiled floor, insulated roof, two wall lights and power points. Conservatory furniture including a sofa, two chairs and table and four chairs included in the sale. Glazed double doors to the rear garden.

Bedroom No. 1: 11'4 x 9'0 (minimum) with fitted five door wardrobe and matching furniture comprising bedside cabinets and storage drawers.

Ensuite Shower Room: with full tiling to the walls and fitted shower enclosure, vanity basin with two cupboards under and WC. Towel rail and wall mirror.

Bedroom No. 2: 12'8 (minimum) x 10'6 with fitted four door wardrobe.

Bedroom No. 3: 10'8 x 8'10 with fitted four sliding door wardrobe.

Bathroom: with full tiling to the walls and fitted bath with mixer tap and separate shower mixer over, vanity basin with two cupboards under and WC with concealed cistern. Wall mirror and towel rail.

OUTSIDE

Attached Garage: 19'5 x 8'5 with electric roller type main entrance door. Space and plumbing for washing machine and further appliance space, wall mounted storage cupboards, gas fired boiler and half glazed door to the rear garden.

Garden Shed: 9'0 x 5'0

Greenhouse: 5'0 x 5'0

Outside Water Tap

Garden: the **Front** is bounded by wall and fencing, attractively planned with lawn, shingle surfaced borders, a small ornamental pond and a pavior double width driveway to the Garage. The **Rear Garden** which measures about **56ft in width by about 33ft in depth** is screened by fencing and laid to lawn, decorative shrubs, shingle surfaced borders, assorted decorative pots and planters, paved patio and a feature cast iron lamp post in the centre of the lawn.

Services: All Main Services Connected.

Council Tax Band: D

Council Tax Payable 2023/2024: £2,327.69

Energy Rating: D (Current 63, Potential 81)

Property Reference: BBR230127



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