



**Compton Crescent, West Moors  
Dorset BH22 0BZ**



# FREEHOLD PRICE

## £300,000

***“A modernised bungalow with private garden backing onto open fields”***

This superbly positioned and modernised two bedroom semi-detached bungalow has a 16ft conservatory overlooking a private garden which backs onto open fields. A side driveway provides generous off-road parking and in turn leads up to a single garage.

The current owners have been in residence for approximately 17 years. Over this time the property has been upgraded and improved along with the addition of a large, 16ft conservatory.

- **Two bedroom semi-detached bungalow**
- **15ft Entrance hall**
- **16ft Lounge** with window overlooking the front garden and a living flame electric remote control fire
- Refitted modern **kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, recess for fridge/freezer, recess plus plumbing for washing machine, integrated oven, hob, grill and extractor, integrated slimline dishwasher, door leading out onto the side driveway
- The **shower room** has been refitted and is finished in a stylish white suite to incorporate a good size corner shower cubicle with raindrop shower head, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom one** is a large double bedroom with two fitted double wardrobes and cupboards above, door leading out into the conservatory
- **Bedroom two** is a single bedroom enjoying a view over the front garden
- **16ft Conservatory** which is fully double glazed, enjoys views over the rear garden and has French doors giving access with a side door opening onto the side driveway
- The **rear garden** is a superb feature of the property, it backs onto open fields therefore offering an excellent degree of seclusion and measures approximately 35ft x 35ft
- Adjoining the rear of the property there is a large, paved patio area with the remainder of the garden laid predominantly to lawn with a well stocked flower bed. At the far end of the garden there is an additional paved patio
- A **front block paviour driveway** provides generous off-road parking. Double wooden gates open onto a further side driveway which provides additional off-road parking and in turn leads up to a single garage
- **Single garage** has up and over door, light and power
- Further benefits include **double glazing, replacement UPVC fascias and soffits and a gas fired central heating system with replacement boiler**

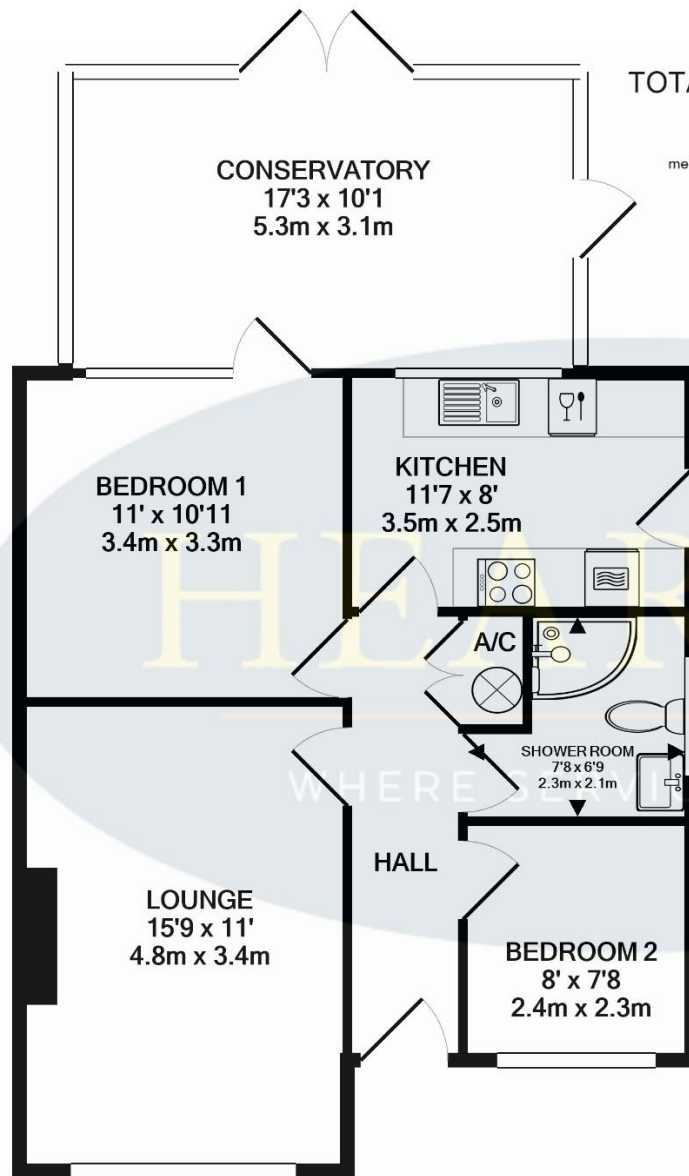
The village of West Moors offers a good selection of day to day amenities and is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 2 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141  
Made with Metropix ©2020

GROUND FLOOR  
APPROX. FLOOR  
AREA 728 SQ.FT.  
(67.7 SQ.M.)

NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 147 SQ.FT.  
(13.7 SQ.M.)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



