



Maloren Way
West Moors, Dorset BH22 0BQ

FREEHOLD

GUIDE PRICE £350,000

“An extended and detached bungalow occupying a good size corner plot”

This well presented and extended two/three bedroom detached bungalow has a detached outbuilding (former garage) and generous off-road parking occupying a large corner plot within the village of West Moors. This deceptively spacious bungalow has been substantially enlarged. The property enjoys a popular yet quiet location within the village of West Moors. An early viewing is strongly recommended.

- **Two/three bedroom detached bungalow**
- **Entrance porch**
- 15ft **Entrance hall** with Karndean flooring which continues throughout the majority of the bungalow
- 15ft **Lounge** with picture window offering a pleasant outlook over the enclosed front garden. Double doors leading through into the dining room/third bedroom
- Refitted modern **kitchen** enjoying a dual aspect incorporating ample roll top work surfaces, a good range of base and wall units, integrated double oven, electric hob and extractor canopy above, recess plus plumbing for dishwasher, space for fridge/freezer, attractive tile splashbacks, stable door leading out into the rear garden
- **Bedroom one** is a large double bedroom
- **Bedroom two** is a double bedroom
- The **third bedroom** is currently used as a dining room and has a cupboard housing a wall mounted gas fired boiler
- **Utility room** with plumbing for washing machine, roll top worksurfaces, inset sink and door leading out to the rear garden
- **Bathroom/shower room** incorporating a corner bath, separate shower cubicle, pedestal wash hand basin and WC
- The **rear garden** has been block paved for ease of maintenance, has double wooden gates opening onto the front double driveway and a block paved side path leading round to an enclosed area of front garden
- Detached (former **garage**) has double wooden doors, has light and power, WC and shower area
- Enclosed area of **front garden** which has been landscaped for ease of maintenance with gravel, is fully enclosed and has a gate leading out onto the front path
- Large area of open plan **front garden** predominantly laid to lawn and there is a further area of lawned enclosed side garden measuring approx. 35ft x 30ft which is also laid to lawn and is fully enclosed
- A block paved **driveway** provides off road parking for approximately two vehicles
- 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. The village centre is located approximately one mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately two miles away.

COUNCIL TAX BAND: D

EPC RATING: D

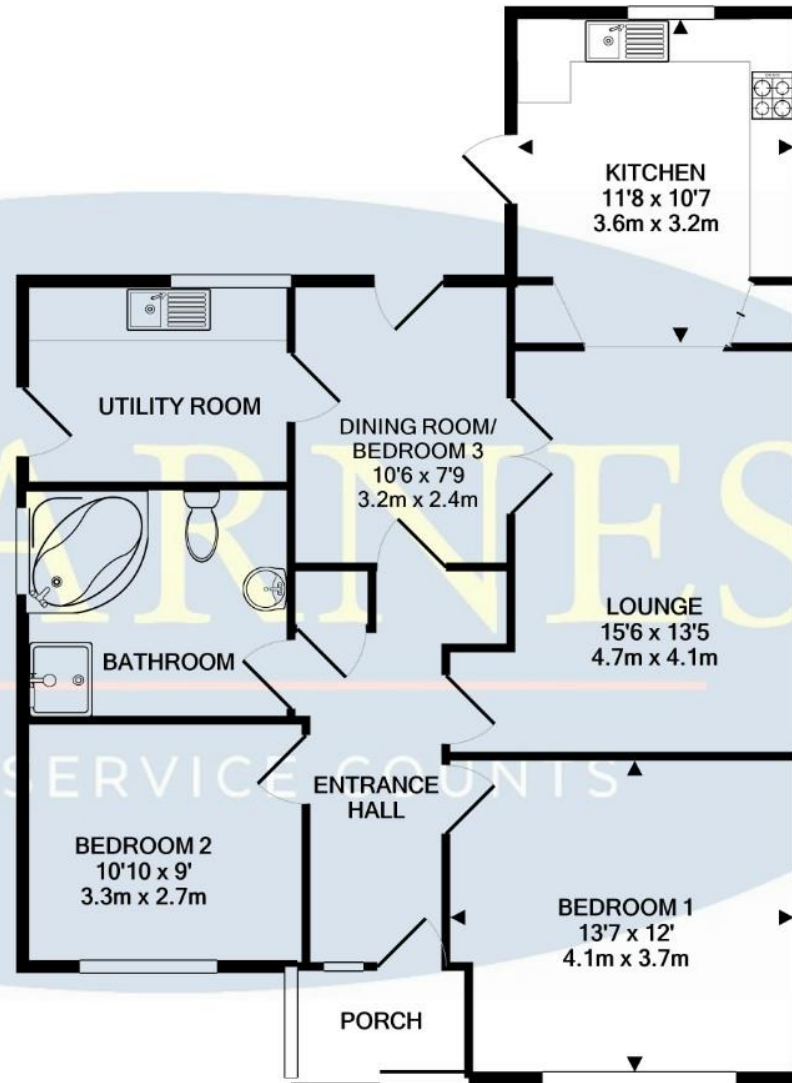
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





OUTBUILDING (FORMER GARAGE)
17' x 8'2"
5.2m x 2.5m

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 139 SQ.FT.
(12.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**GROUND FLOOR
APPROX. FLOOR
AREA 928 SQ.FT.
(86.3 SQ.M.)**

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