

Riverside Road

West Moors, Dorset BH22 0LG



HEARNES

WHERE SERVICE COUNTS



“A stunning family home with an 80ft private south facing garden and planning permission to extend”

FREEHOLD GUIDE PRICE £725,000

This spacious and light, well maintained five bedroom, one bathroom, one shower room, detached family home has an 80ft south facing private garden with a wooden built home/work office, large driveway with parking for several vehicles and a 23ft car port. Offered with no forward chain.

The current owners have been in residence for seven years, in which time they have updated the property and obtained planning permission to substantially enlarge the ground floor accommodation. The house would be ideal for a family, as the property offers a great amount of space, parking and a private and fully enclosed rear garden.

- **Five bedroom detached house on a good size plot, with parking for several vehicles, gated entrance with large car port**

Ground floor:

- Spacious **entrance hall** with hardwood flooring and an oak staircase with storage underneath
- 18ft Dual aspect **lounge** with patio doors giving access out into the garden and open plan to the kitchen/dining room
- Large **kitchen/dining room** beautifully tiled in a light grey with further patio doors into the garden
- **Kitchen** incorporating high quality Quartz worktops, ample base and wall units which are a light gloss Shaker style with an excellent range of integrated appliances to include oven, five ring gas hob, dishwasher, washing machine and larder unit
- **Cloakroom**
- Versatile **study/cloakroom/utility space** currently used by the owners as a utility room. Door giving access to the side of the property. There are beautiful dark navy finish fitted units which hide storage and the appliance

First floor:

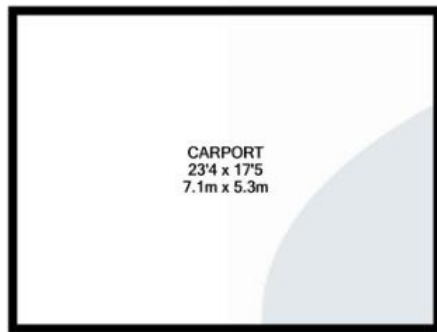
- **Landing** with a window overlooking the driveway
- **Master bedroom** with an en-suite which overlooks the rear garden. Air-conditioning has been fitted
- A further **four bedrooms**, two of which are currently fitted with wardrobes and used as dressing rooms
- **Family bathroom** refitted in a stylish white suite, fully tiled with a shower bath.

COUNCIL TAX BAND: F

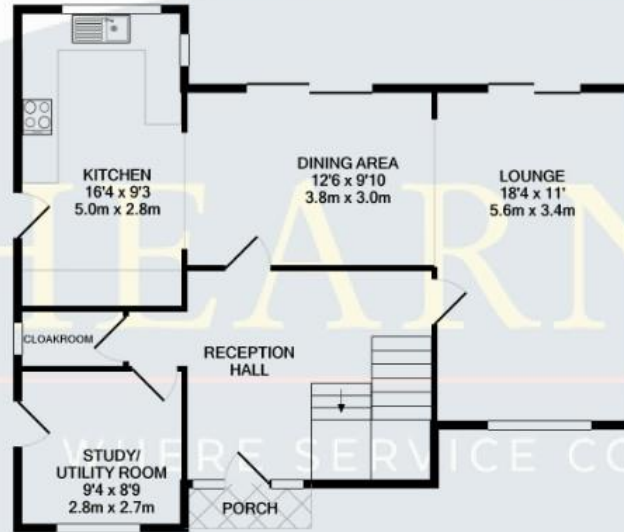
EPC RATING: C







NOT LOCATED THE EXACT POSITION
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 759 SQ.FT.
(70.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(71.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2024 SQ.FT. (188.0 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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Outside

- The **rear garden** is a superb feature of the property as it is south facing and measures approximately 80ft x 40ft fully enclosed by high boarded fence
- Access to the front of the property is via both sides
- Block paved **driveway** with a gated entrance and parking for several vehicles
- Large **car port** with electrics
- There is a **wooden shed** in the garden on a concrete base
- Within the **garden** there is a wooden built **Home Office** with a sliding patio doors, carpets, and electric
- **Further benefits** include double glazing and gas fired central heating system and potentially offered with no onward chain

Riverside Road is a sought after location, located approximately 400 meters to the village centre of West Moors. The property is close to the popular Castleman's Trail Ferndown town centre is located 2.5miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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