



## Exceptionally Spacious 4-Bedroom Detached House with Sunny Garden

Tenure: Freehold

Approx tbc sq meters (tbc sq ft)

Approx 0.18 acre

**9 Avon Road, West Moors  
Ferndown, Dorset. BH22 0EG**

**Price £785,000**

- Spacious Entrance Hall
- Lounge & Conservatory
- Kitchen/Diner
- 4-Good Bedrooms
- Luxury Bathroom & Shower Room
- Gas Central Heating
- PVCu Double-Glazing
- Wide Driveway, Carport & Large Garage
- Delightful Sunny Garden
- Ideal Location near to amenities & forest



An exceptionally spacious family house set on a large mature plot in an established road, near to the comprehensive village centre of West Moors and within walking distance of protected forest walks. The house offers well-planned accommodation with generous room dimensions including a wonderful entrance hall, 3 good reception rooms, 4-double bedrooms, en-suite bathroom & family bathroom. Outside, the house is approached via a driveway providing ample 'off-road' parking & leading to a detached DOUBLE GARAGE. The property has a delightful private garden. Viewing recommended!

**Approximate Room Dimensions & Brief Description:**

**Large Entrance Hall:** Stairs to first floor Gallery Landing.

**Cloakroom:** Wash basin & WC

**Lounge:** Feature fireplace with gas fire fitted (untested). Patio doors to rear garden.

**Dining Room:** Ample space for dining suite.

**Study:** Recessed cloaks cupboard.

**Kitchen/Breakfast Room:** Range of floor and wall cupboards. Built-in high level double oven. Gas hob with extractor fan above (untested). Pleasant outlook to rear garden. Space for dishwasher & fridge. Ample space for breakfast table.

**Utility Room:** Worktop with cupboard below & wash basin. Space for washing machine, tumble dryer & fridge/freezer. Wall mounted gas boiler (approx. 5 years). Door to garden.

**FIRST FLOOR**

**Galleried Landing:** Hatch to insulated roof space.

**Bedroom 1:** PVCu double-glazed window overlooking rear aspect. 2 built-in double wardrobes.

**En-Suite Bathroom:** Comprising panelled bath & separate shower. Vanity wash basin & WC.

**Bedroom 2:** PVCu double-glazed window overlooking front garden. Built-in vanity unit with wash basin.

**Bedroom 3:** PVCu double-glazed window overlooking delightful rear garden. Built-in wardrobe.

**Bedroom 4:** PVCu double-glazed window overlooking delightful front garden. Built-in wardrobes.

**Family Bathroom:** Comprising large corner bath with mixer tap & shower attachment. Long vanity unit with inset wash basin. Bidet & WC.

**Gas Central Heating** (system untested)

**PVCu Double-Glazing, PVCu Soffits, Fascias & Gutters**

**Wide Driveway** with double gates providing excellent off-road parking & leading to:

**Detached Double Garage:** approx 18'6" x 17'. Up & over door. Power & light.

**Rear Garden:** Delightful rear garden predominantly laid to lawn with a large paved patio to the rear of the house. Well stocked shrub borders and enjoying a good degree of privacy & sunshine.

**Council Tax Band 'G'**

**Energy Rating 'tbc'**



Kitchen/Breakfast Room



Kitchen/Breakfast Room



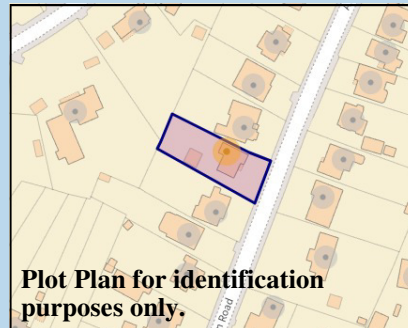
Breakfast Area



Patio Area



Double Garage

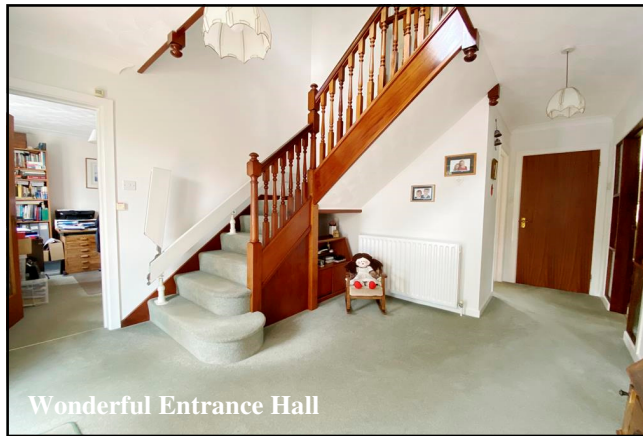
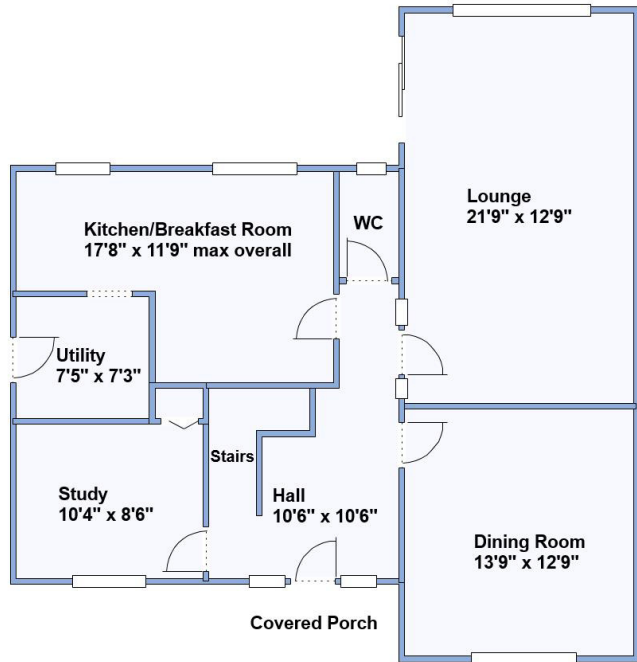


Plot Plan for identification purposes only.

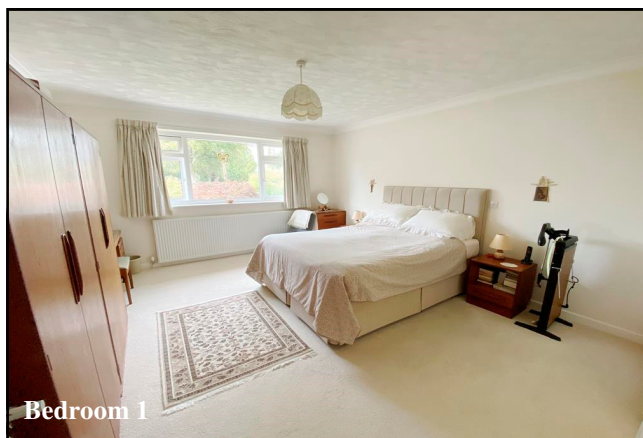
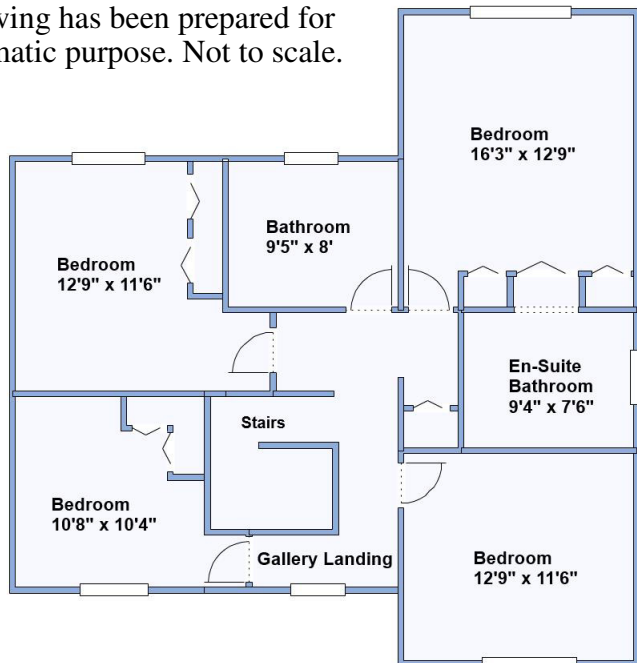


**IMPORTANT NOTE:** These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04654





This drawing has been prepared for diagrammatic purpose. Not to scale.







Generous Plot of Approx 0.18 acre



Large Mature Garden



Rear Elevation



Sunny Garden