

Link-Detached 3-Bedroom House in Popular Area

Tenure: Freehold

**194 Uplands Road, West Moors,
Ferndown, Dorset. BH22 0EY**

Price £400,000

- Entrance Hall & Cloakroom
- Lounge Plus separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- 3 Good Bedrooms
- Bathroom
- Gas Warm Air Central Heating
- PVCu Double-Glazing
- Driveway & Double Length Garage
- Delightful Private Garden
- Popular Area close to amenities & forest

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Spacious, well designed link-detached house occupying a pleasant cul-de-sac location near to local amenities & protected forest plantation. The house offers well-planned accommodation with generous room dimensions including a separate lounge and dining room & 3 good bedrooms. Outside, the house is approached via a tarmac driveway leading to a **DOUBLE LENGTH GARAGE** with electric roll-up door. The property has a delightful private garden.

West Moors is a thriving village on the outskirts of the seaside resorts of Bournemouth & Poole and close to the New Forest National Park.

Approximate Room Dimensions & Brief Description:

Entrance Hall.

Cloakroom: Wash basin & WC.

Lounge: A bright, spacious room with stairs to first floor. Feature fireplace with electric fire fitted.

Dining Room: Double doors to rear garden. Archway to:

Kitchen/Breakfast Room: Range of floor and wall cupboards. Built-in high level oven. Gas hob with cooker hood over. Built-in dishwasher. Cupboard housing gas warm air boiler (untested). Pleasant outlook to rear garden. Door to:

Utility Room: Plumbing for washing machine & space for fridge/freezer. Door to attached garage.

FIRST FLOOR

Landing: Walk-in airing cupboard with insulated hot water cylinder. Hatch to insulated roof space.

Bedroom 1: Large double room with PVCu double-glazed window overlooking rear garden.

Bedroom 2: Double bedroom with PVCu double-glazed window overlooking front aspect.

Bedroom 3: Double bedroom with PVCu double-glazed window overlooking front aspect.

Family Bathroom: Comprising panelled bath with mixer tap & shower over, glass screen fitted. Vanity wash basin & WC. Heated towel rail.

Gas Warm Air Central Heating (system untested)

PVCu Double-Glazing, PVCu soffits, fascias & gutters

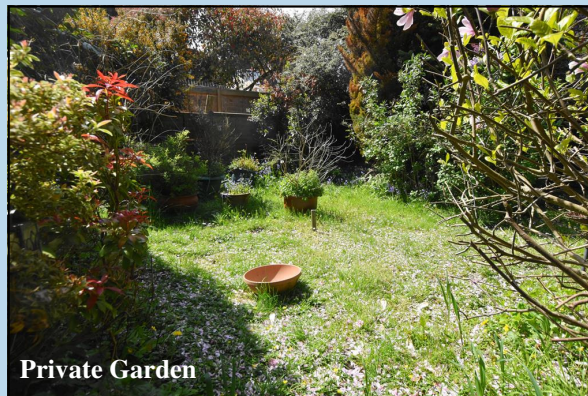
Driveway providing 'off-road' parking & leading to:

Detached Length Garage: approx 26' x 9'6". Electric Roll-Up door & rear door. Power, light & water.

Rear Garden: Delightful rear garden laid to lawn with an area of paved patio to the rear of the house. Well stocked shrub borders and ornamental trees, overall enjoying a good degree of privacy & sunshine.

Council Tax Band 'D'

Energy Rating 'tbc'



Private Garden



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 W04595



Fitted Kitchen



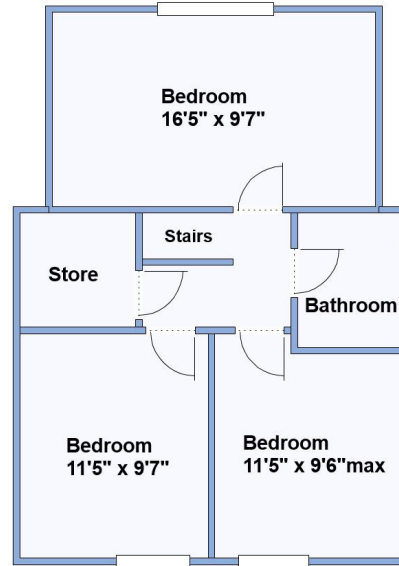
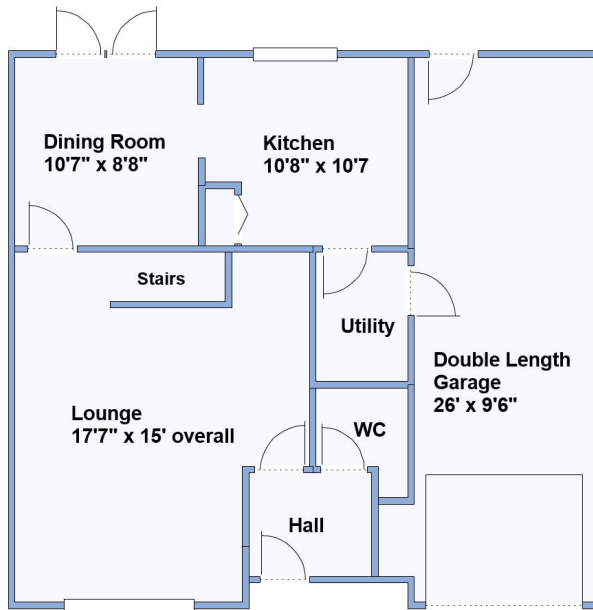
Spacious Lounge



Separate Dining Room



Entrance Hall



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

