



Spacious, Modern 3-Bedroom Detached Bungalow Close to amenities & forest

Tenure: Freehold

Approx 98 sq metres (1054 sq ft)

Built circa 1997

**31 Oakhurst Lane,
West Moors, Ferndown. BH22 0DT**

Price £460,000

- Spacious Entrance Hall
- Large Lounge/Dining Room
- Fitted Kitchen
- 3 Good Bedrooms
- En-Suite Shower Room & Bathroom
- Private Patio Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & Garage
- Close to Protected Wooded walks
- Near to Local Amenities & Shops
- Viewing recommended!

Spacious, individual bungalow built circa 1997 with 3-double bedrooms, en-suite shower room & bathroom. The property has been designed to take full advantage of the sun with the principle rooms all having south facing windows. The property occupies an ideal, mature location close to protected wooded walks and near to good local amenities. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Boiler cupboard. Airing cupboard.
- **Lounge/Dining Room:** Feature fireplace with gas fire fitted. Double doors to rear garden.
- **Kitchen:** Range of floor and wall cupboards. Built in high level double oven, gas hob with cooker hood over. Integrated dishwasher. Space for washing machine & tall fridge/freezer. Door to garden.
- **Bedroom 1:** Range of built-in wardrobes, dresser unit & bed-side units. Dual aspect room.
- **En-Suite Shower Room:** Corner shower cubicle with thermostatic shower. Vanity wash basin & WC.
- **Bedroom 2:** 2 built-in double wardrobes with centre dresser unit. Window to front aspect.
- **Bedroom 3:** Dual aspect room.
- **Bathroom:** Panelled bath with mixer tap & shower attachment with glass screen fitted. Wash basin & WC. Hatch to insulated roof space.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful patio garden enjoying a sunny aspect. Garden shed. Outside tap. Side gate.
- **Driveway leading to:**
- **Matching Detached Garage:** approx 17'6" x 10'2". Electric up & over door. Side door to garden.
- **Council Tax Band 'E'**
- **Energy Rating 'D'**



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 W04647



Lounge/Dining Room



Fitted Kitchen



Bedroom 1



Lounge/Dining Room



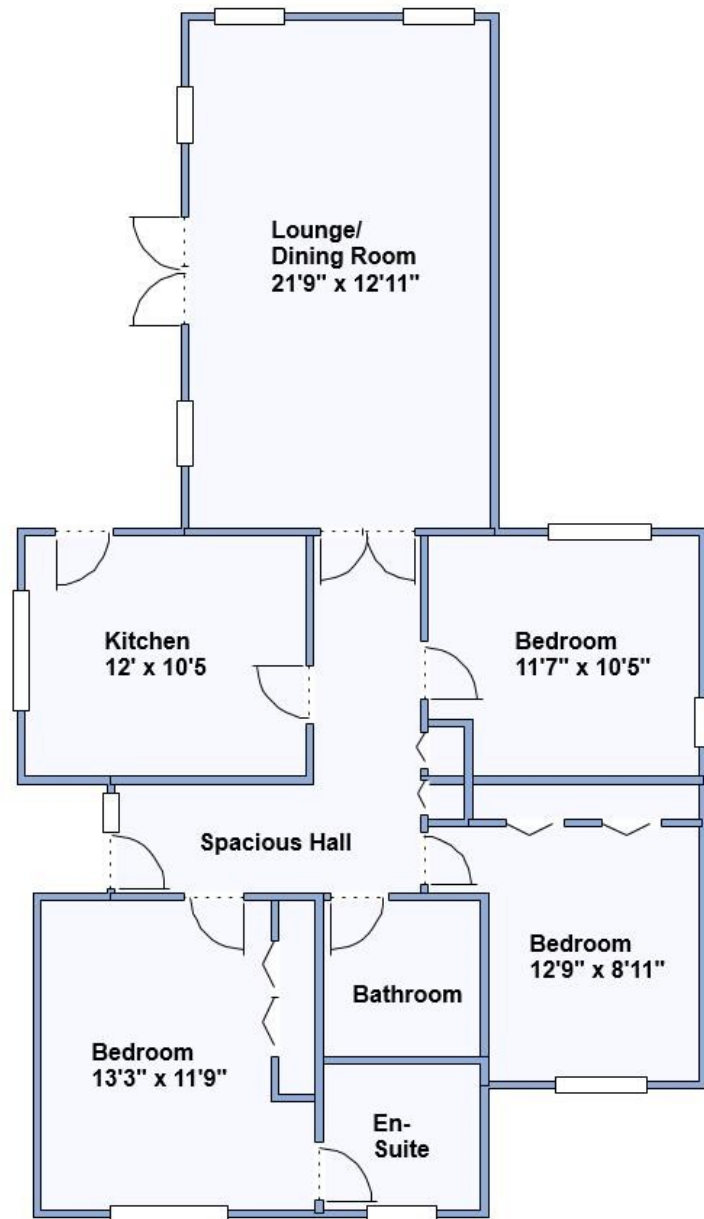
En-Suite



Spacious Hall



Bathroom



This drawing has been prepared for diagrammatic purposes only.
All measurements are approximate.
Not to scale.