

Beautifully Presented Link-Detached 3-Bedroom House in Popular Area

Tenure: Freehold Approx 109 sq meters (1183 sq ft)

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

Price £470,000

- Entrance Hall
- Large Lounge
- Kitchen/Diner & Utility Room
- Conservatory
- 3 Double Bedrooms
- Bathroom & Separate Shower Room
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Double Length Garage
- Delightful Private Garden
- Popular Area close to amenities & forest

Spacious, well designed link-detached house occupying a pleasant cul-de-sac location near to local amenities & protected forest plantation. The house has undergone significant improvement in recent years & offers well-planned accommodation with generous room dimensions including a large lounge, superb kitchen/diner & modern conservatory. Outside, the house is approached via a tarmac driveway leading to a DOUBLE LENGTH GARAGE with modern 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: Oak internal door to:

Lounge: A bright, spacious room with new staircase having oak features to first floor. Useful storage cupboard. Oak internal door to:

Kitchen/Diner: Range of floor and wall cupboards. Included illuminated display cabinets. Built-in high level AEG oven. Gas hob with cooker hood over. Space for dishwasher. Pleasant outlook to rear garden.

Double doors to:

Conservatory: Modern conservatory with glass roof & double doors to garden.

Utility Room: Plumbing for washing machine & useful worktop.. Door to attached garage.

Shower Room: Shower cubicle with electric shower fitted. Wash basin & WC. Chrome heated towel rail.

FIRST FLOOR

Landing: Walk-in airing cupboard with insulated hot water cylinder. Hatch to fully insulated and boarded loft space.

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

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

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

Family Bathroom: Comprising panelled bath with mixer tap & shower over, glass screen fitted. Wash basin & WC. Chrome heated towel rail.

Gas Central Heating (system untested)

PVCu TRIPLE-Glazing, PVCu soffits, fascias & gutters

Smooth Plastered Ceilings throughout & Oak Internal Doors to ground floor

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

26' Double Length Garage: Roll-Up door & rear door. Worcester gas boiler.

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

Council Tax Band 'D'

Energy Rating 'C'



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 W04671



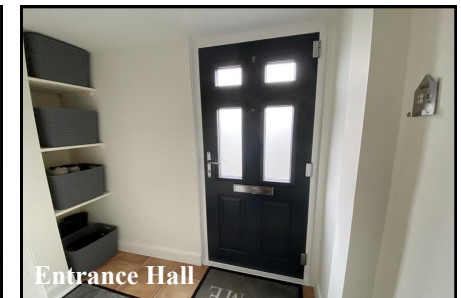
Large Kitchen/Diner



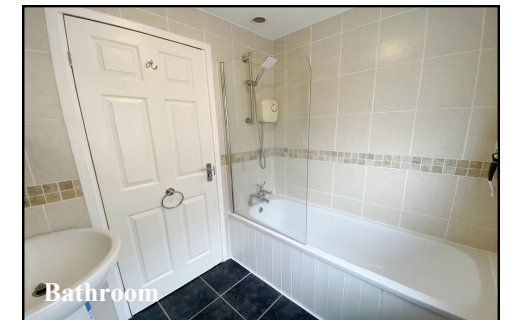
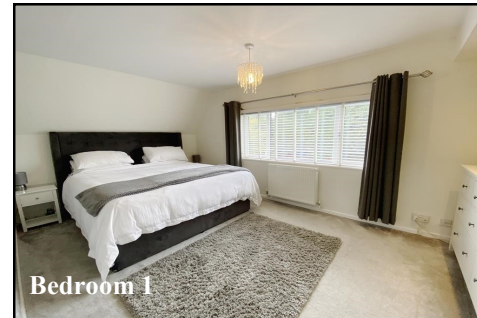
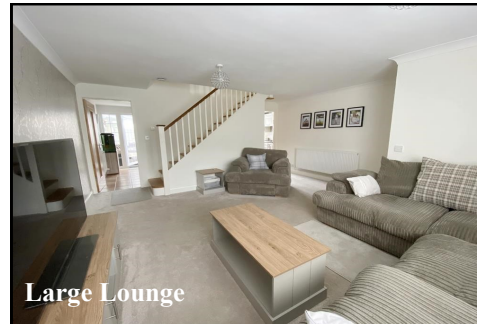
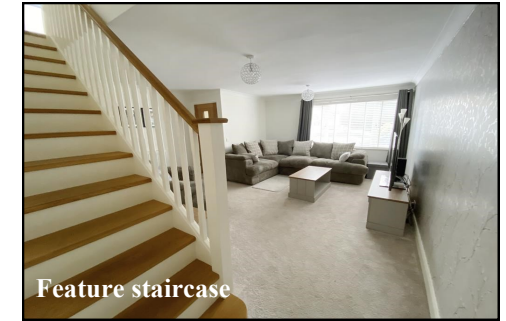
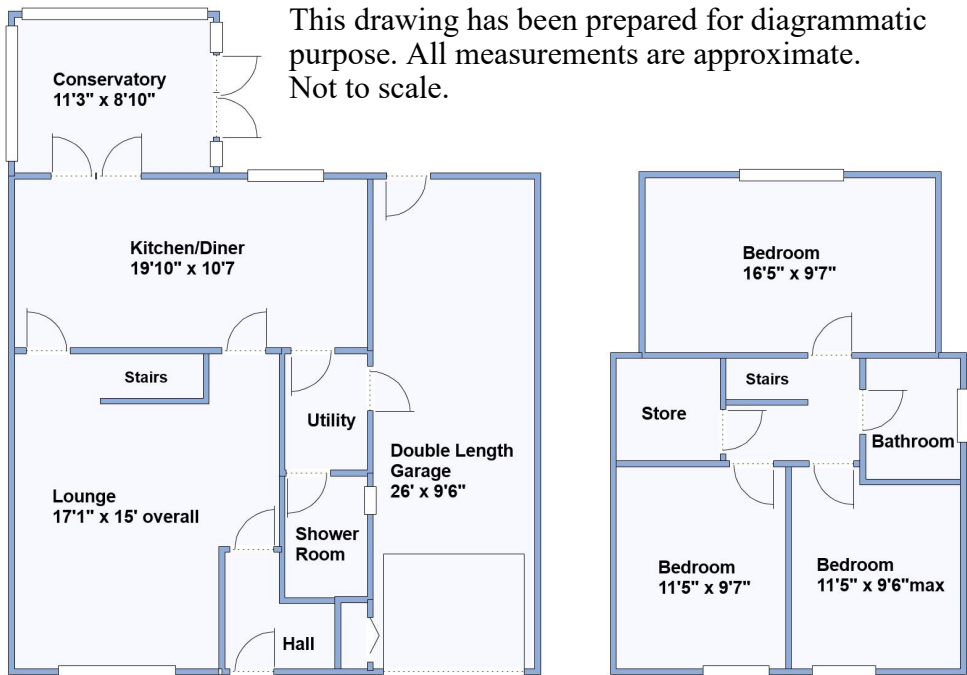
Kitchen/Diner



Utility Room



Entrance Hall





Rear Garden



Rear Elevation



Garage



Ample Parking