

Spacious 3-Bedroom Bungalow close to Village Centre & backing onto Wooded Copse
Tenure: Freehold Approx 82 sq meters (882 sq ft)

34 Pennington Road,
West Moors, Ferndown. BH22 0JQ

Price £425,000

- Spacious Hall
- Lounge/Dining Room
- Kitchen
- 3 Good Bedrooms
- Shower Room
- Delightful Private Garden with sunny aspect
- Gas Central Heating
- PVCu Double-Glazing
- Driveway for 'Off-Road' Parking
- Integral Garage
- Close to Local Amenities
- Backing onto Wooded Copse

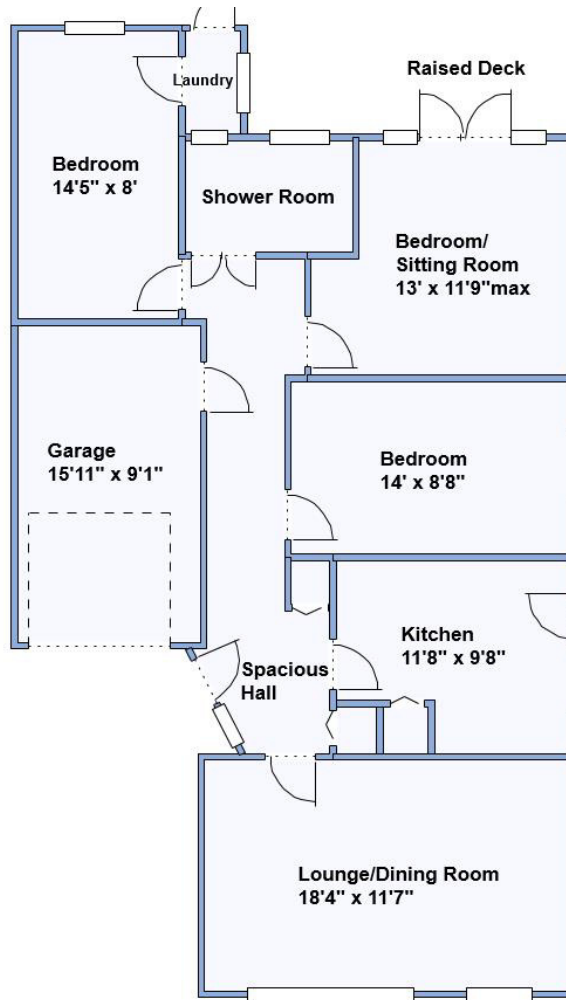
Spacious 3-bedroom bungalow occupying an ideal location within easy walking distance of the comprehensive village centre of West Moors, with shops & services close to hand. The property backs onto a protected wooded copse, with nature walks & pathway to nearby Ferndown Forest Golf Course. The bungalow offers well-planned accommodation with bright and airy rooms plus a delightful private garden which enjoys a sunny aspect. Wheelchair adapted features. Viewing recommended!

Accommodation together with a brief description:

- **Spacious Hall:** Cloaks cupboard, Airing cupboard & hatch to insulated roof space with ladder fitted.
- **Lounge/Dining Room:** Feature open fireplace.
- **Kitchen:** Range of floor and wall cupboards. Cooker space. Plumbing for dishwasher. Space for fridge. Cupboard housing Johnson Starley gas warm air boiler for heating & hot water. Door to garden.
- **Bedroom 1/Sitting Room:** Double doors to raised Deck.
- **Bedroom 2:** Ample double bedroom. Side aspect window.
- **Bedroom 3:** Window to rear aspect. Door to small Laundry with plumbing for washing machine.
- **Shower Room:** Wet room style shower room. Heat sealed floor. Mira shower unit. Vanity wash basin & WC
- **Gas Warm Air Central Heating (new boiler installed 2024 & convertible to radiators if preferred))**
- **PVCu Double-Glazing**
- **Rear Garden:** Delightful garden with well stocked shrub borders & raised deck. In all, enjoying a good degree of privacy & a sunny aspect. Side gate.
- **Integral Garage:** Up & over door. Wheelchair lift to Hall
- **Driveway** providing good 'off-road' parking.
- **Council Tax Band 'D'**
- **Energy Rating 'tbc'**

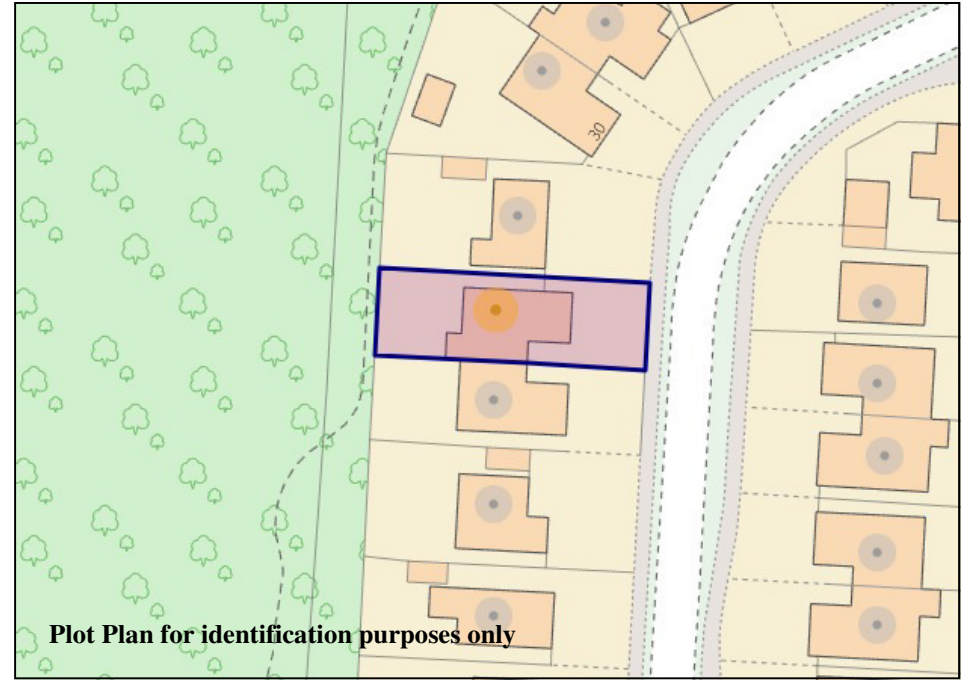


IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04790



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





Plot Plan for identification purposes only