

**Spacious, Modern 2/3-Bedroom Detached Bungalow Close to amenities & forest walks**

**Tenure: Freehold**

**Approx 87 sq metres (936 sq ft)**

**Built circa 1997**

**4 Mary Lane,  
West Moors, Ferndown. BH22 0NQ**

**Price £499,950**

- Entrance Hall
- Large Lounge
- Fitted Kitchen/Diner PLUS Utility Room
- Dining Room/Bedroom 3
- Conservatory
- 2-Double Bedrooms
- En-Suite Shower Room & Bathroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Wide Driveway & Garage
- Near to Local Amenities & forest walks
- Viewing recommended!

Spacious, individual detached bungalow built circa 1997 occupying a secluded location just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. Nearby is the Castleman Trailway. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained and is offered with no forward chain! Viewing recommended!

**Accommodation and approximate room sizes:**

- **Entrance Hall:** Hatch to insulated roof space. Double doors to:
- **Lounge:** A good-sized room with an oriel bay window & feature fireplace.
- **Kitchen/Diner:** Range of floor and wall cupboards. Built-in oven, gas hob & cooker hood over. Space for dishwasher. Wall mounted Vaillant combination gas boiler. Door to garden.
- **Utility Room:** Fitted storage cupboard & sink unit. Space for washing machine. Door to garden.
- **Dining Room/Bedroom 3:** Patio doors to:
- **Conservatory:** Ceramic tiled floor. Door to garden.
- **Bedroom 1:** Range of built-in wardrobes. Oriel bay window.
- **En-Suite Shower Room:** Shower cubicle with thermostatic shower. Wash basin & WC.
- **Bedroom 2:** Built-in triple wardrobe.
- **Bathroom:** Panelled bath with mixer tap & shower attachment with glass screen fitted. Wash basin & WC. Storage cupboard.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio areas and lawn with well stocked shrub borders. Side gate. Outside tap. 2 Garden sheds. Outside tap. Side gate.
- **Wide Block Driveway** providing ample parking & leading to:
- **Attached Garage:** Electric up & over door. Rear door to garden.
- **Council Tax Band 'E'**
- **Energy Rating 'C'**



Lounge



Fitted Kitchen



Dining Room/Bedroom 3



Lounge



Conservatory



Bedroom 1

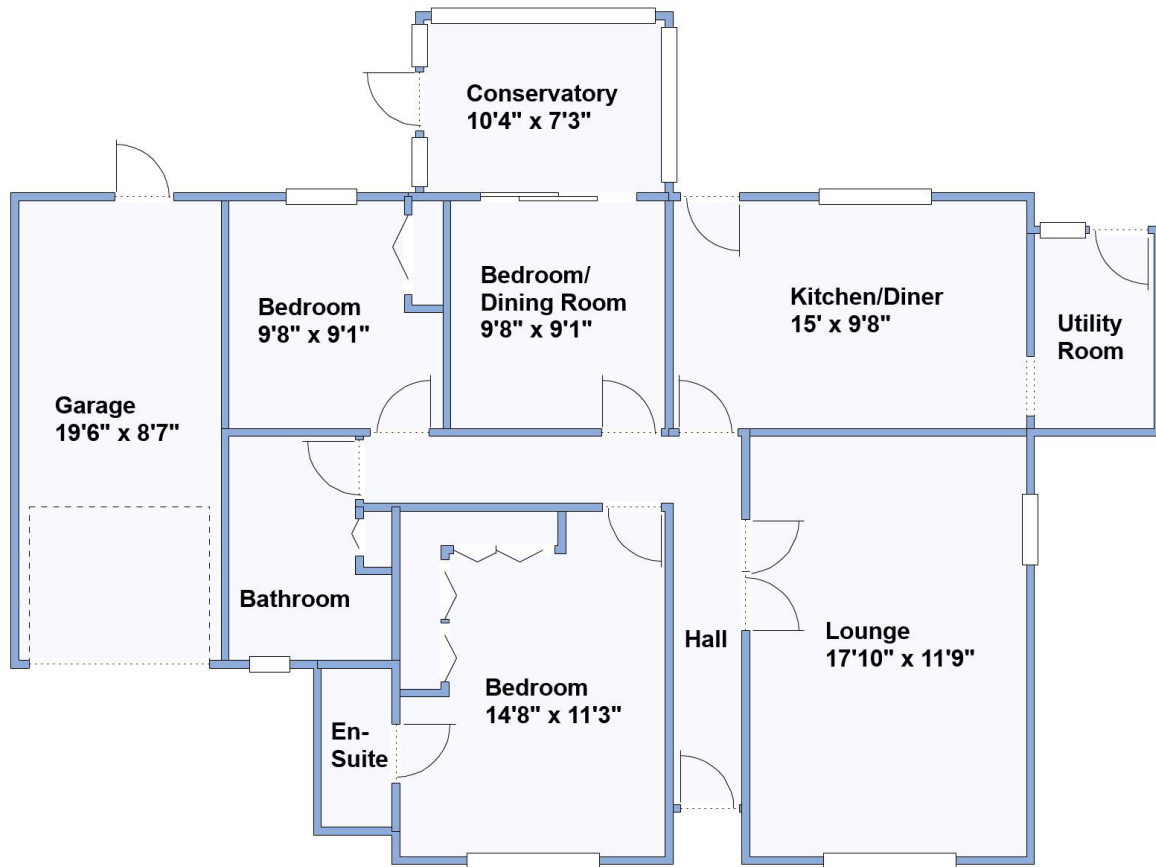


Spacious Hall



**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 W04686



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

