

Well Presented 2-Bedroom Detached Bungalow close to Village Centre

Tenure: Freehold

Approx 68 sq meters (733 sq ft)

**4 Pennington Road,
West Moors, Ferndown. BH22 0JQ**

Price £375,000

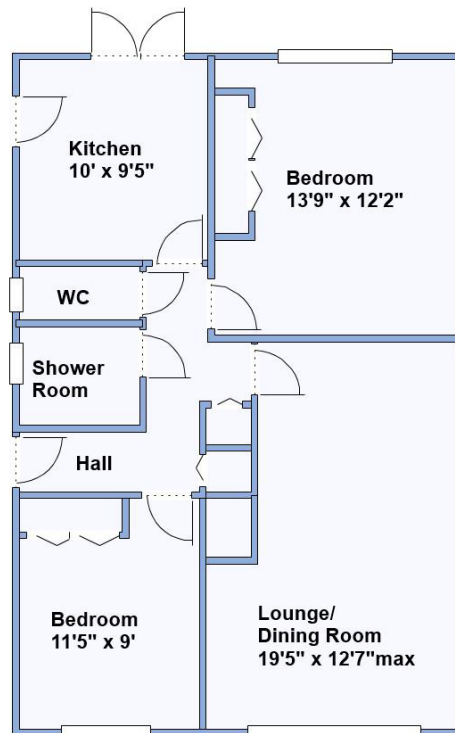
- Entrance Hall with useful storage cupboards
- Large Lounge/Dining Room
- Kitchen with doors to garden
- 2 Double Bedrooms
- Shower Room & Separate WC
- Delightful Private Garden
- Gas Central Heating (New system 2024)
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & Carport
- Garage
- Close to Shops & Services
- Near to Wooded Walks & Golf Course

Well presented 2-bedroom detached bungalow occupying an ideal location just a few steps from shops & services within West Moors village centre. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive.

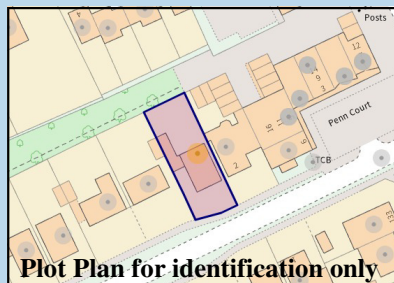
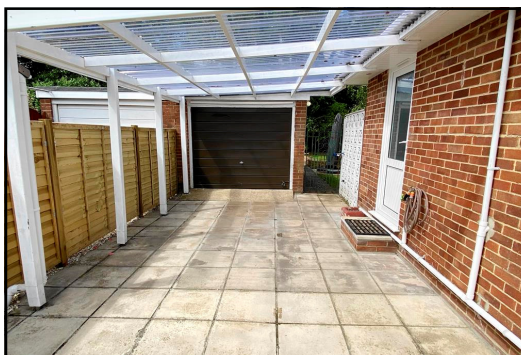
The property offers well-planned accommodation including a large lounge/dining room & 2-double bedrooms. Outside the bungalow has ample 'off-road' parking, Carport, Garage & a delightful private garden. Viewing recommended!

Accommodation and approximate room sizes:

- **Hall:** Boiler cupboard. Cloaks cupboard. Hatch to insulated & part boarded roof space with ladder fitted.
- **Lounge/Dining Room:** Feature fireplace with electric fire. Woodblock flooring.
- **Kitchen:** Range of floor and wall cupboards. Built-in oven, electric hob & cooker hood. Space for tall fridge/freezer & washing machine. Door to side carport & double doors to rear garden.
- **Bedroom 1:** PVCu double-glazed window to rear aspect
- **Bedroom 2:** PVCu double glazed window to front aspect. Built-in double wardrobe.
- **Shower Room:** Shower cubicle with electric shower. Wash basin. Fully tiled.
- **Cloakroom:** Wash basin & WC.
- **Gas Central Heating (Complete new system January 2024)**
- **PVCu Double-Glazing, PVCu soffits, fascias & gutters**
- **Rear Garden:** Mainly laid to lawn with paved patio surrounded by mature shrubs & evergreens. Outside tap.
- **Driveway providing ample off-road parking & leading to:**
- **Garage:** approx 18' x 8'6". Up & over door.
- **Carport:** approx 16' x 10'.
- **Council Tax Band 'D'**
- **Energy Rating 'D'**



This drawing has been prepared for diagrammatic purposes only. Not to scale.



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 W04828