

**Beautifully Presented 3-Bedroom Semi-Detached Bungalow with Delightful Garden**

Tenure: Freehold

Approx 96 sq meters (1033 sq ft)

8 Shaftesbury Road,  
West Moors, Ferndown, Dorset. BH22 0DY

**Price £415,000**

- Entrance Hall
- Lounge with Log-burning stove
- Superb Fitted Kitchen/Diner
- 3 Good Bedrooms
- Modern Bathroom
- Family Room/Utility Area
- Study/Hobby Room
- Gas Central Heating
- PVCu Double-Glazing
- Delightful Rear Garden
- Ample Off Road Parking
- Close to Protected Forest Walks

Delightful, semi-detached bungalow occupying a good-sized plot in a quiet residential area near to local schools and a short distance from protected forest walks.

The property is well presented throughout and offers ample living space, while also benefitting from three good bedrooms. Features include a log burning stove in the lounge, gas central heating & PVCu double-glazing. The bungalow benefits from a large front drive with space for off road parking.

**Accommodation and approximate room sizes:**

- **Entrance Hall:** Cloaks cupboard. Hatch to boarded & insulated roof space with light & ladder fitted.
- **Lounge:** Feature fireplace with log burning stove.
- **Kitchen/Diner:** Superb Kitchen with range of floor and wall cupboards. Built-in high level oven, gas hob & cooker hood. Integrated fridge/freezer and dishwasher. Space for dining table and double doors leading to:
- **Family/Utility Room:** Space for washing machine & tumble dryer. Sky light.
- **Study/Hobby Room**
- **Bedroom 1:** Built-in wardrobe. Window to front aspect.
- **Bedroom 2:** Window to rear aspect.
- **Bedroom 3:** Built-in wardrobe. Window to side aspect.
- **Bathroom:** Bath with shower head attachment. Vanity wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating**
- **PVCu Double-Glazing**
- **Rear Garden:** Paved patio to the rear of the property with the remainder laid to lawn having well stocked shrub borders. Garden Shed with electric installed. In all, the garden enjoys a good degree of privacy.
- **Driveway:** Laid to stone and space for two vehicles. Gate leading to front garden.
- **Council Tax Band 'C'**
- **Energy Rating 'C'**



**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. W04860



Lounge



Lounge



Fitted Kitchen



Dining Area



Kitchen/Diner



Family Room



Bedroom 2

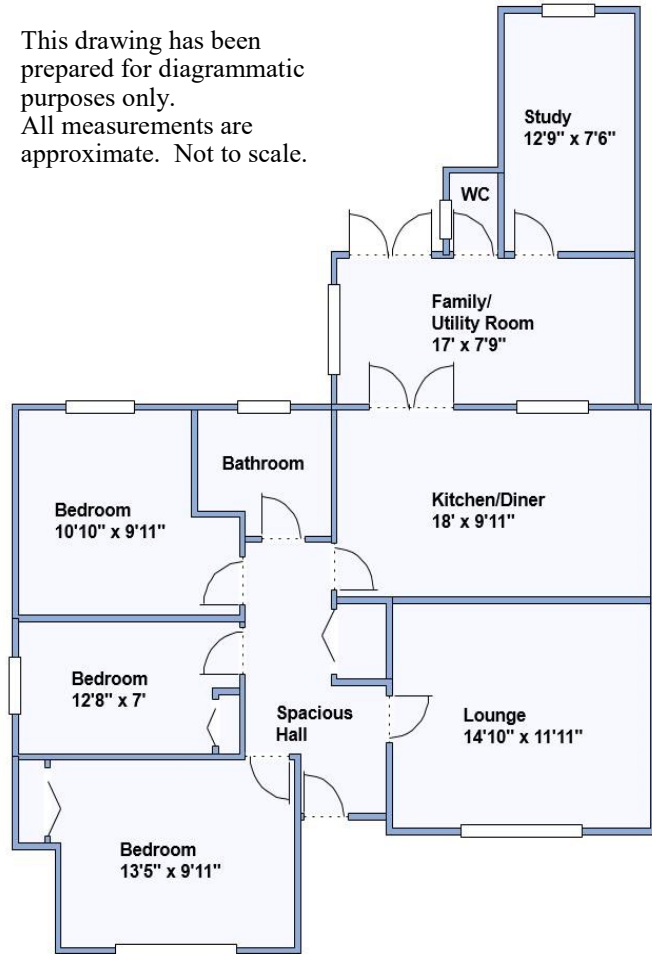


Main Bedroom

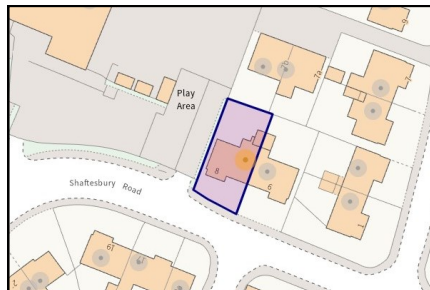


Delightful Garden

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



Plot plan for identification purposes only.



Delightful Garden