



Spacious 3-Bedroom Detached Bungalow on corner plot with scope to improve!

Tenure: Freehold

Approx 90 sq meters (968 sq ft)

Approx 0.13 Acre Plot

**8 Elmhurst Way,
West Moors, Ferndown, Dorset. BH22 0DN**

Price £435,000

- Spacious Hall
- Lounge PLUS Separate Dining Room
- Kitchen/Breakfast Room
- 3 Good Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Gas Central Heating & Double-Glazing
- Driveway & Garage
- Private Gardens
- Solar Panels
- Close to Forest Walks & Local Amenities
- No Chain!

Spacious, detached 3-bedroom bungalow occupying a good-sized corner plot in a quiet residential area near to local amenities, and a short distance from protected forest walks. The property requires improvement & offers well planned accommodation with generous room sizes. Outside the bungalow offers a private garden with a sunny aspect, space to park a caravan & a detached garage. A particular feature is the Solar panels, owned by the property providing free electricity during daylight hours. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Cloaks cupboard. Hatch to insulated roof space.
- **Lounge:** Large window to front elevation making this a bright & airy room. Double doors leading to:
- **Dining Room:** Wide patio doors to rear garden.
- **Kitchen:** Good range of floor and wall cupboards. Space for cooker, Tall fridge/freezer, dishwasher & washing machine. Wall mounted gas boiler. Window & door to rear garden.
- **Bedroom 1:** Ample double-sized bedroom.
- **En-Suite Shower Room:** Shower cubicle, wash basin & WC.
- **Bedroom 2:** Recessed double wardrobe. Ample double room.
- **Bedroom 3:** Recessed double wardrobe. Ample double room.
- **Bathroom:** Panelled bath, wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating** (system untested)
- **Double-Glazing & Solar Panels** providing free electricity
- **Rear Garden:** Paved patio to the rear of the property with a broken 'lean-to'. The remainder laid to lawn, enjoying a sunny aspect good degree of privacy. Side gate.
- **Driveway** leading to:
- **Garage:** Up & over door. Side door.
- **Room** to park a caravan/motorhome.
- **Council Tax Band 'D'**
- **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. W04875



Lounge



Lounge



Fitted Kitchen



Dining Room



Bedroom 1



En-Suite Shower Room



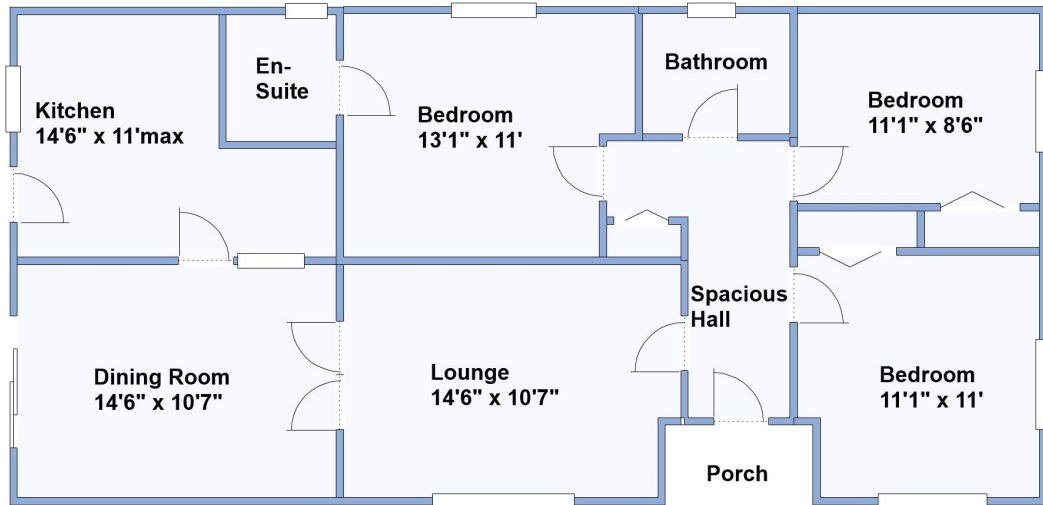
Spacious Hall



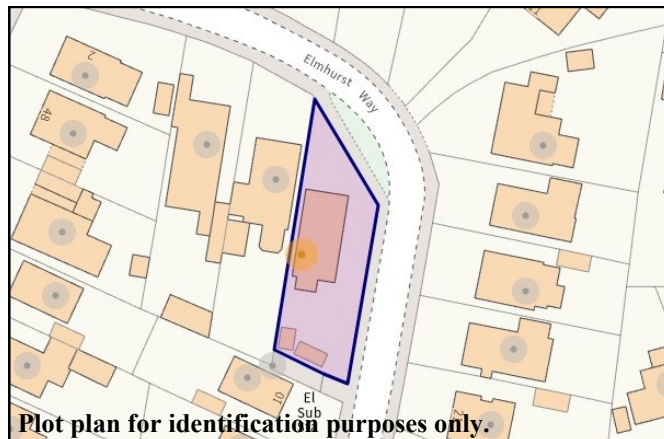
Bathroom



Private Garden



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



Plot plan for identification purposes only.



Rear Elevation