



**Riverside Road, West Moors
Dorset BH22 0LG**

Riverside Road, West Moors, Dorset BH22 0LG

FREEHOLD PRICE £635,000

A virtually brand new, superbly re-modelled and substantially enlarged four bedrooms detached family home, occupying a large corner plot, with a 90ft south facing rear garden, single garage and generous off-road parking for several vehicles. Situated in one of West Moors premier roads, less than 100 metres from the village centre.

The current owners have managed to create a simply stunning family home which has been finished to an extremely high standard. The finish is immediately noticeable as you enter the property and are greeted by a large reception hall, which has a polished porcelain tiled floor that continues through into a ground floor cloakroom. The ground floor cloakroom has been finished in as stylish white suite and incorporates a low level wc with concealed cistern, wash hand basin set on an oak work surface and fully tiled walls. The hub of this fantastic family home is a 17ft kitchen/breakfast room which is open plan with an adjoining 12ft dining room. The kitchen/breakfast room has been beautifully finished with solid wood work surfaces with inset Belfast sink and the work surfaces continues round to form a breakfast bar. There is an integrated Neff double oven, hob and extractor, Neff dishwasher, space for American style fridge/freezer, pull out larder unit and two pan drawers. The kitchen/breakfast room enjoys a dual aspect, has double glazed windows overlooking the south facing rear garden and a double glazed door leading out to the side path. A tiled floor continues through into the utility room which in turn leads through into the study. The dining room has double glazed bi-fold doors offering uninterrupted views across the large south facing rear garden and patio area. The lounge enjoys a dual aspect overlooking both the front and rear garden, with an attractive focal point of the room being a Victorian style open fireplace with granite hearth. The study has an excellent range of fitted furniture to include a fitted storage cupboard with sliding doors, fitted shelving, a desk unit, American wood walnut flooring and a high speed internet data point

On the first floor there is a large master bedroom measuring 17ft in length which also benefits from a dressing area with fitted wardrobes and a luxuriously appointed en-suite wet room. The wet room incorporates a walk in shower area, his and hers wash hand basin with vanity storage beneath, low level wc with concealed cistern, fully tiled walls and flooring. On the first floor there are three further double bedrooms which all have the use of a sumptuously appointed family bathroom. The bathroom incorporates a panelled bath with shower over, low level wc with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring.

The rear garden is a superb feature of the property as it measures approximately 90ft x 60ft, faces a southerly aspect and is fully enclosed. Adjacent to the rear of the property there is a paved patio area with the remainder of the garden predominately laid to lawn. At the far end of the garden there is a further paved patio area on which you can find a quality timber garden chalet which measures 14ft x 11ft has power and light, a further garden shed which measures 10ft x 8ft and a useful storage area.

A front gravelled driveway provides generous off-road parking for several vehicles, including space for a motorhome or caravan alongside the single garage. The garage has light, power, a metal up and over door and a rear personal door into the garden.

Further benefits include double glazing, UPVC fascias and soffits and a newly installed gas-fired central heating system.

West Moors offers a good selection of day to day amenities. Ferndown's town centre is located approximately 2 miles away and offers a further array of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: E

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





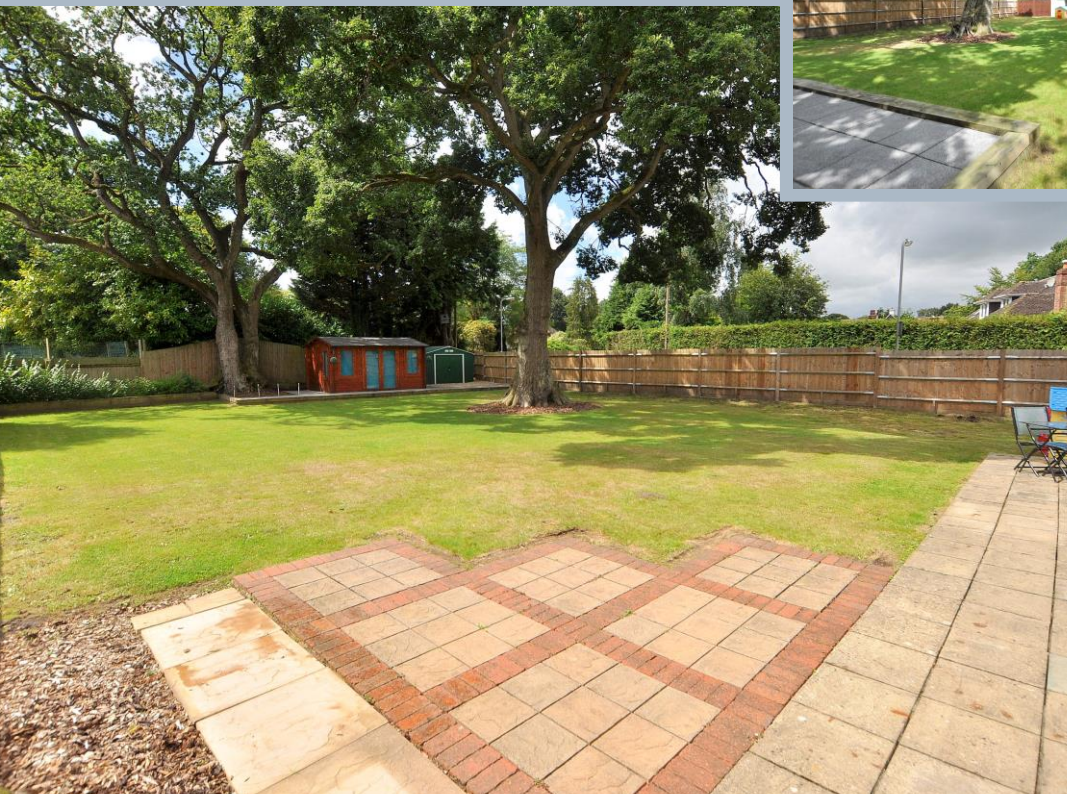
TOTAL APPROX. FLOOR AREA 1630 SQ.FT. (151.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 886 SQ.FT.
(82.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 744 SQ.FT.
(69.1 SQ.M.)





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