

Spacious 3/4-Bedroom Semi-Detached Character House

Tenure: Freehold

Approx 95.7 sq meters (1031 sq ft)

Approx 0.09 Acre Plot

11 Ashurst Road,
West Moors, Ferndown, Dorset. BH22 0LR

Price £440,000

- Entrance Lobby & Spacious Hall
- Large Lounge
- Dining Room/Bedroom 4
- Superb Kitchen/Diner
- 3-Good Bedrooms
- Family Bathroom & Separate Shower Room
- New Gas Central Heating & Double-Glazing
- Stunning Interior—Refurbished Throughout
- Ample 'Off Road' Parking
- Private Garden with Garden Building
- Close to Forest Walks & Local Amenities
- No Chain!

Spacious, beautifully renovated & extended semi-detached house, on a good-sized plot in a mature non-estate location, close to local amenities & a short walk from protected forest walks.

The property has undergone a thorough program of refurbishment with attention to detail, creating a wonderful family home ready for modern living standards. Ceilings & walls re-plastered, re-pointing walls & rendered to first floor level, new windows & heating system, new kitchen & bathrooms, the list goes on!

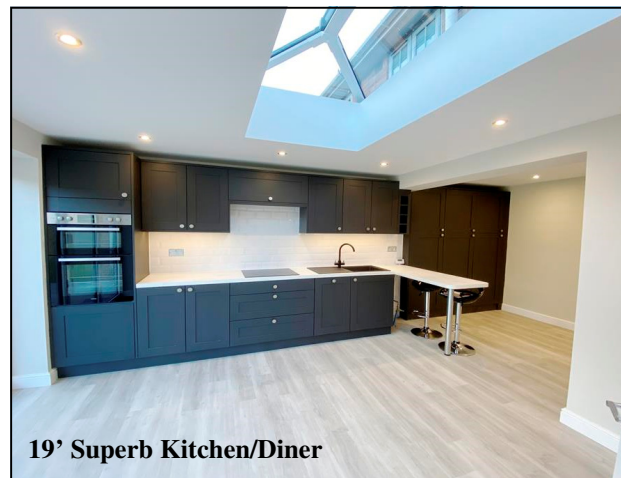
View recommended!

Accommodation and approximate room sizes:

- **Entrance Lobby:** Ceramic tiled floor.
- **Hall:** Deep store cupboard housing new combination boiler.
- **Lounge:** Large window to front elevation making this a bright & airy room. Recess for wall mounted TV.
- **Dining Room/Bedroom 4:** Recess for wall mounted TV.
- **Kitchen/Diner:** A stunning, recently extended room with lots of natural light via an atrium style roof window & wide bi-fold doors to rear garden. Newly installed kitchen with a good range of floor and wall cupboards. High level double oven, & electric hob. Integrated dishwasher, larder fridge & freezer. Breakfast bar.
- **Shower Room/Cloakroom:** Large shower with tiled surround & thermostatic shower. Wash basin & WC. Heated towel rail.
- **Bedroom 1:** Ample double-sized bedroom. Fitted wardrobe.
- **Bedroom 2:** Ample double-sized room. Fitted wardrobe.
- **Bedroom 3:** A good-sized room with fitted wardrobe.
- **Bathroom:** Newly installed quality bathroom. Panelled bath with thermostatic shower & screen. Wash basin & WC. Chrome heated towel rail.
- **New Gas Central Heating System & LED Lighting**
- **New PVCu Double-Glazing, Soffits, Fascias & Gutters**
- **New Carpets & Laminate Flooring Throughout**
- **Rear Garden:** Large patio to the rear of the property leading to a newly laid lawn., in all, enjoying a good degree of privacy & sunshine. Side gate.
- **Substantial brick-built Garden Building.**
- **Generous 'Off-Road' Parking**
- **Council Tax Band 'C' Energy Rating 'D'**



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. W04933



19' Superb Kitchen/Diner



Bi-Fold Doors to Garden



Spacious Lounge



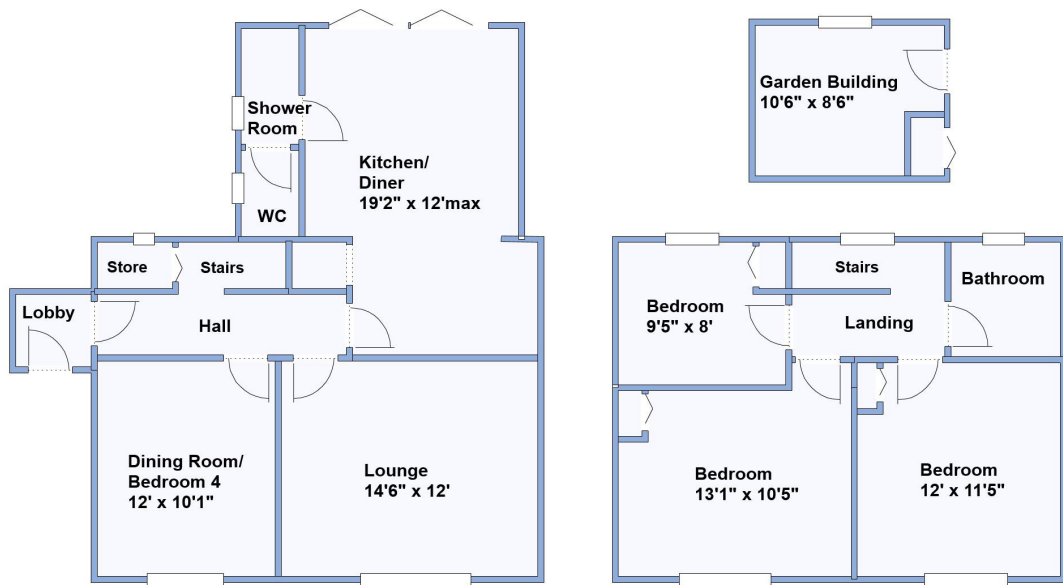
Dining Room/Bedroom 4



Stunning Interior Finish



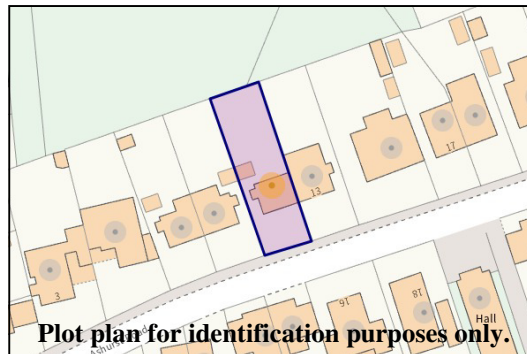
New Bathroom



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



Private Garden



Plot plan for identification purposes only.



Rear Elevation

Beautifully Renovated House
Viewing recommended!