



Spacious 3-Reception, 2-Bedroom Detached Bungalow Close to amenities & nature walks

Tenure: Freehold

Approx 100 sq metres (1076 sq ft)

Useful Utility/Hobbies

**60 Queens Close,,
West Moors, Ferndown. BH22 0HN**

Price £475,000

- Spacious Hall
- Large Lounge
- Fitted Kitchen
- Separate Dining Room
- Conservatory leading to garden
- 2-Double Bedrooms
- Superb Bathroom
- Delightful Private Garden
- Gas Central Heating & PVCu Double-Glazing
- Generous 'Off-Road' with Wide Block Driveway
- Utility/Hobbies Room
- Viewing recommended!

Well presented detached bungalow occupying a pleasant location just a short walk from the comprehensive village centre of West Moors, with shops & services close to hand. Just a few steps from the bungalow is protected nature walks. Good road connections provide access to the seaside resorts of Bournemouth & Poole together with the New Forest. The property has a good-sized plot, a delightful landscaped garden & plenty of 'off-road' parking. The property is offered with the benefit of no onward chain. Viewing recommended!

Accommodation and approximate room sizes:

- **Entrance Hall:** Hatch to insulated roof space with ladder & housing Vaillant combination gas boiler installed 2022. Cloaks cupboard. Broom cupboard. Ceramic tiled floor. Double doors to:
- **Lounge:** A good-sized room with feature fireplace.
- **Kitchen:** Good range of floor and wall cupboards. Built-in high level double oven, induction electric hob & cooker hood over. Space for washing machine & integrated fridge/freezer. Stainless steel sink unit with mixer tap & filtered drinking water tap. Door to garden.
- **Dining Room:** Generous dining room with patio doors to:
- **Conservatory:** Double doors to garden.
- **Bedroom 1:** Generous double room with built-in wardrobe.
- **Bedroom 2:** Generous double room with built-in wardrobe.
- **Bathroom:** Large bathroom with modern suite comprising panelled bath with mixer tap & shower attachment having glass screen fitted. Wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio & areas of artificial lawn with well stocked shrub borders. Side gates. Outside tap. Insulated Garden shed.
- **Wide Block Driveway** providing ample 'off-road' parking.
- **Utility/Hobbies Room:** A converted garage into a useful Utility/Hobbies room. Insulated floor, walls & ceiling, comprising a Utility Area with tiled floor, Hobbies Room with Led spot lights & door to rear garden.
- **Council Tax Band 'D' Energy Rating 'tbc'**



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 W04900



Spacious Hall



Fitted Kitchen



Dining Room



Large Lounge



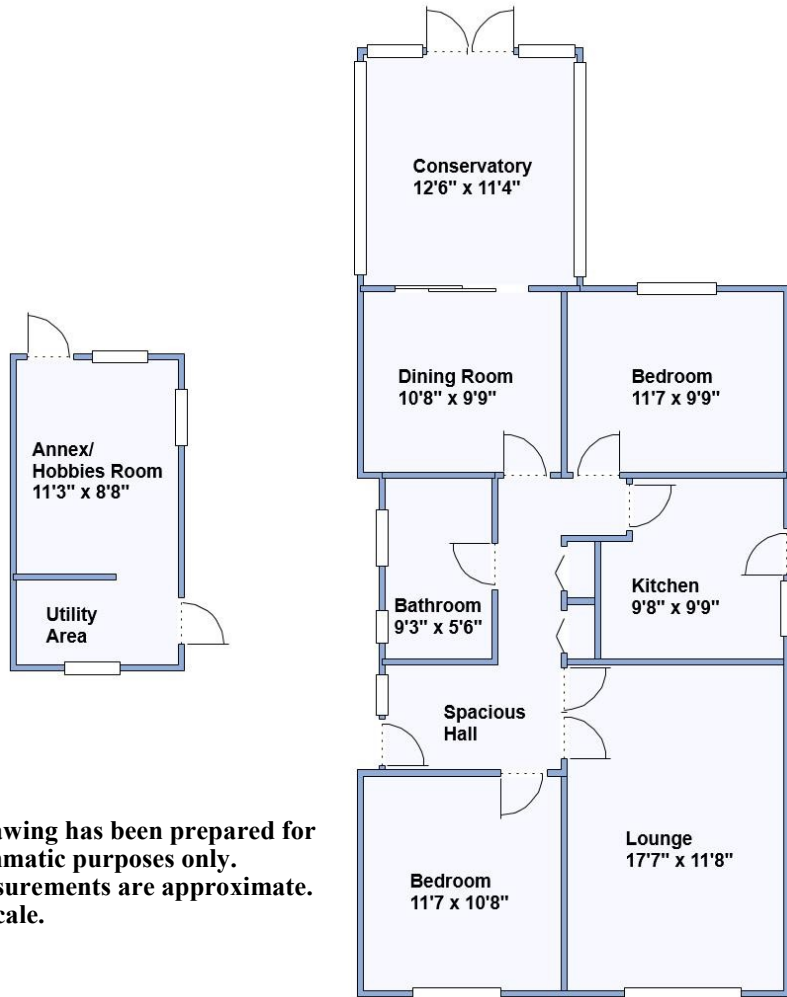
Modern Bathroom



Conservatory



Annex/Hobbies Room



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



Plot Plan for identification purposes only

