



Cracklewood Close, West Moors
Dorset BH22 0DU

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FREEHOLD PRICE £275,000

A beautifully presented and modern three bedroom, two bathroom family home with a single garage. The property is situated in a small and exclusive courtyard development surrounded by extensive communal grounds.

The deceptively spacious accommodation includes entrance hall with large walk in under stairs cupboard and ground floor cloakroom with a modern white suite. There is a 17ft lounge with a double glazed window facing a southerly aspect and an archway leading through into a 16ft kitchen/dining room. The kitchen/dining room extends the full width of the property, has ample space for a dining table and chairs, an integrated oven, hob and extractor hood above, recesses for all appliances, a double glazed window overlooking the rear garden and double glazed French doors leading out to the patio.

On the first floor, bedroom one is a double bedroom, has a wardrobe recess and an en-suite shower room finished in a modern white suite. Bedroom two is also a double bedroom whilst bedroom three is a good size single bedroom. The main family bathroom has a stylish white suite incorporating a panelled bath with mixer taps and shower hose.

The rear garden measures approximately 25ft x 20ft, offers an excellent degree of seclusion and is fully enclosed. The garden incorporates paved, lawned and gravelled areas.

The single garage is located directly behind the property and measures 17ft 1in x 8ft 2in, has a metal up and over doors, eaves storage, light and power. (It would be possible add direct access into the garage from the garden if required). The property is also conveyed with one allocated parking space and there is additional visitors parking.

Further benefits include double glazing as well as a gas fired central heating system. The property was constructed approximately 9 ½ years ago and has around 6 months NHBC warranty remaining.

The property is located approximately 1 mile away from Ferndown's town centre and offers an excellent range of shopping, leisure and recreational facilities. There are also supermarkets and eateries within close proximity of the development

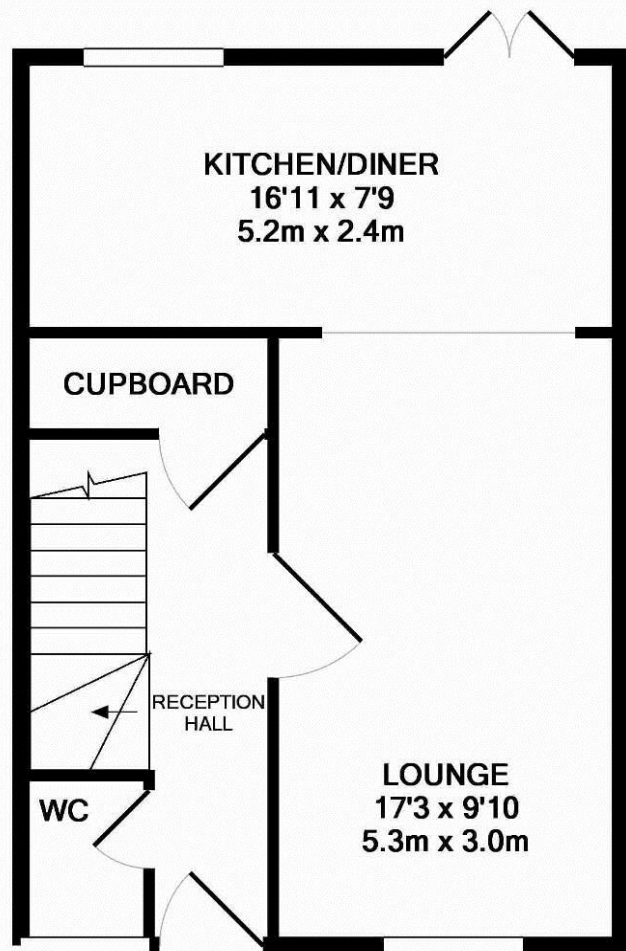
Maintenance Charge: Around £165 every 6 months for maintenance of the communal courtyard and grounds.

COUNCIL TAX BAND: D

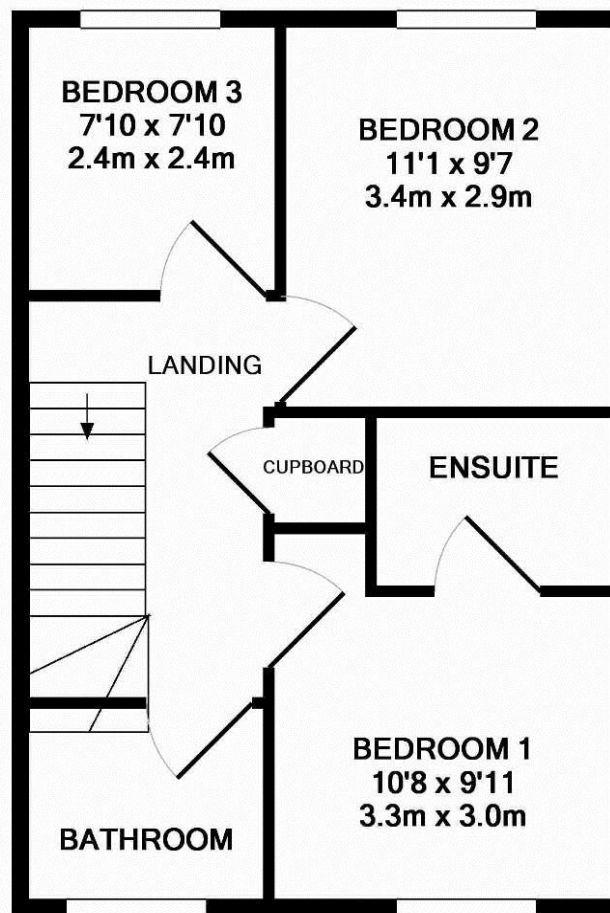
EPC RATING: C

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.





GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.8 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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