

**Well Presented 2-Bedroom Semi-Detached Bungalow with Delightful Garden**

**Tenure: Freehold**

**Approx 53 sq meters (570 sq ft)**

**33 Heathfield Way,  
West Moors, Ferndown. BH22 0DA**

**Price £315,000**

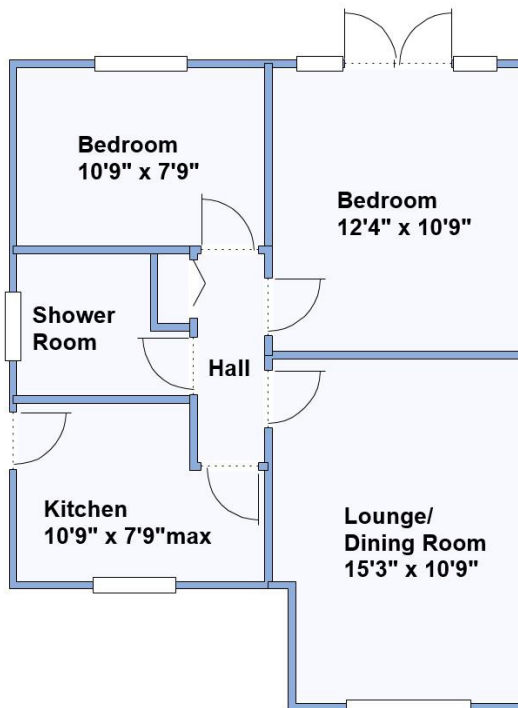
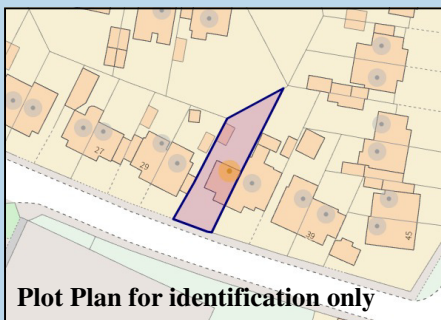
- Fitted Kitchen
- Lounge/Dining Room
- Inner Hall
- 2 Double Bedrooms
- Shower Room
- Delightful Private Garden
- Gas Central Heating
- PVCu Double-Glazing & Cavity Wall Insulation
- Driveway & Garage
- Close to Shops & Services
- Near to Wooded Walks & Golf Course
- No Chain!

Well presented 2-bedroom semi-detached bungalow occupying an ideal location near shops & services within West Moors village centre. Nearby are the larger towns of Ferndown, Ringwood & Wimborne and the seaside resorts of Bournemouth & Poole are both around a 20 minute drive.

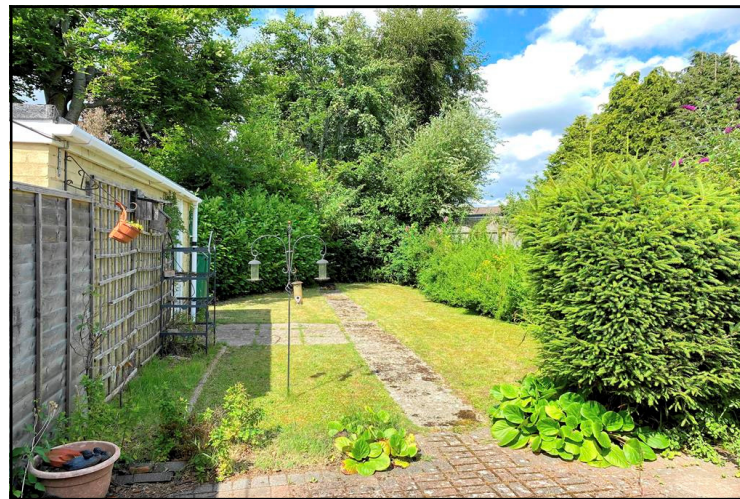
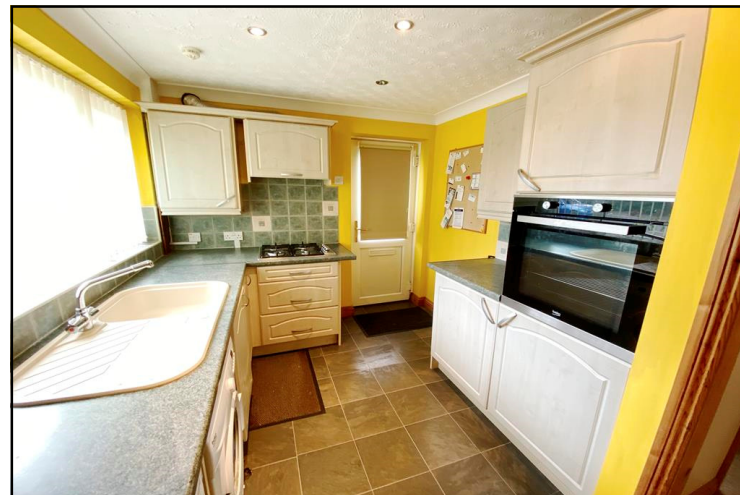
The property offers well-planned accommodation including a lounge/dining room & 2-double bedrooms. Outside, the bungalow has ample 'off-road' parking, garage & a delightful private garden. Viewing recommended!

**Accommodation and approximate room sizes:**

- **Inner Hall:** Double-sized storage cupboard. Hatch to insulated with ladder & housing combination gas boiler.
- **Lounge/Dining Room:** Picture window overlooking front garden.
- **Kitchen:** Range of floor and wall cupboards. Built-in high level oven, gas hob & cooker hood. Space for fridge, freezer & washing machine. Door to side elevation.
- **Bedroom 1:** PVCu double-doors to rear garden.
- **Bedroom 2:** PVCu double-glazed window to rear aspect.
- **Shower Room:** Shower cubicle with thermostatic shower. Pedestal wash basin & WC. Chrome heated towel rail.
- **Gas Central Heating** (system untested)
- **PVCu Double-Glazing, PVCu soffits, fascias & gutters**
- **Rear Garden:** Mainly laid to lawn with block patio to the rear of the bungalow. Mature shrubs & evergreens. In all, enjoying a good degree of privacy. Outside tap.
- **Driveway** providing ample off-road parking & leading to:
- **Garage:** approx 17'2" x 8'3". Up & over door & side door.
- **Council Tax Band 'C'**
- **Energy Rating 'D'**
- **No Chain!**



This drawing has been prepared for diagrammatic purposes only. Not to scale.



**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 W04835