



HEARNES

WHERE SERVICE COUNTS

**Weavers Close, West Moors
Dorset BH22 0PG**

FREEHOLD

GUIDE PRICE £375,000

This four/five bedroom, two/three reception room detached family home has a 40ft south facing rear garden, a single garage and generous off-road parking. Tucked away in a peaceful cul-de-sac whilst enjoying a popular location within the village of West Moors.

- Entrance hall
- Refitted ground floor cloakroom
- Fifth bedroom/family room (former garage)
- Kitchen/breakfast room with Range cooker and extractor canopy above, recess for all other appliances, breakfast bar and a view over the front garden
- Lounge with oak flooring, a feature fire place and double glazed French doors leading out onto the south facing rear garden
- Dining room enjoying views over the rear garden
- Large utility room with a door leading through to the garage and a door leading outside
- Master bedroom with fitted wardrobes and an en-suite shower room refitted in a stylish white suite
- Three further double bedrooms
- A good sized family bathroom
- Fully enclosed rear garden facing a southerly aspect measuring approximately 40ft x 35ft, with a good sized area of lawn and a paved patio
- Front driveway providing generous off-road parking for approximately three vehicles
- Single garage with a metal up and over door, light, power and a radiator
- Double glazing, UPVC fascias and soffits and a gas-fired central heating system
- Could be offered with no onward chain

The village centre of West Moors is located approximately 800 metres away. West Moors offers a good selection of day to day amenities. Ferndown town centre offers a further selection of shopping, leisure and recreational facilities and is located approximately 2 miles away.

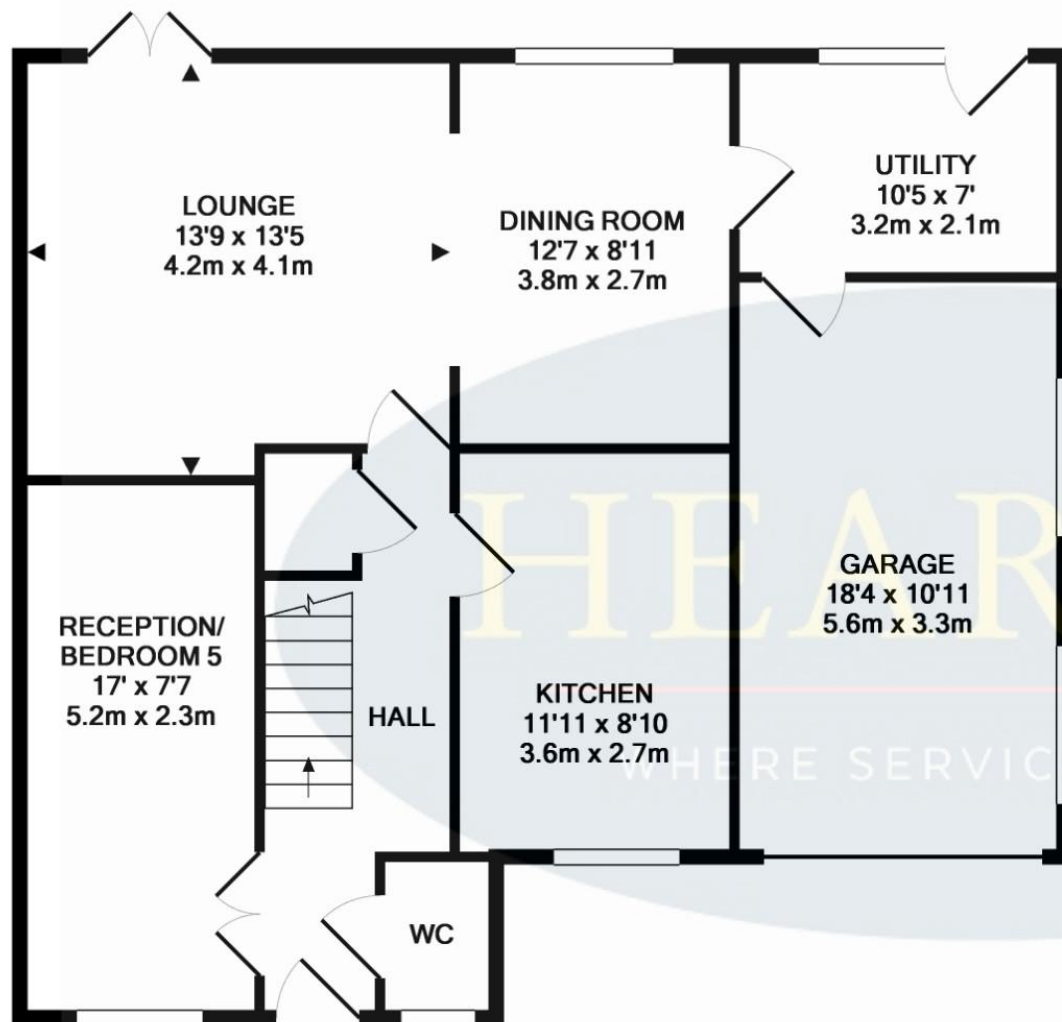
COUNCIL TAX BAND: E

EPC RATING: C

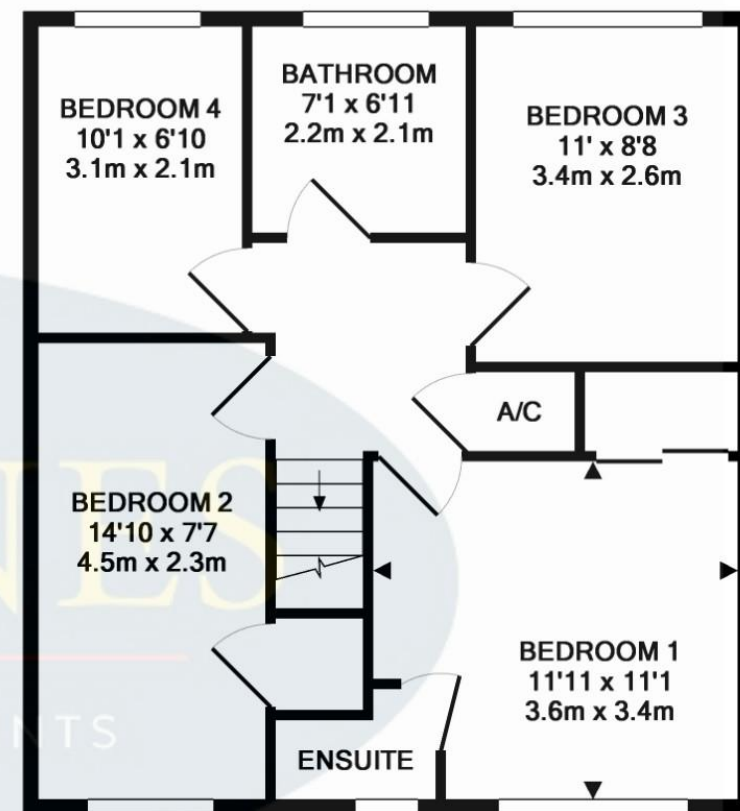
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“A substantially enlarged family home with a 40ft south facing rear garden”





GROUND FLOOR
APPROX. FLOOR
AREA 913 SQ.FT.
(84.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 563 SQ.FT.
(52.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1475 SQ.FT. (137.1 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

