DIXON KELLEY
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Spacious 3-Bedroom Detached Bungalow with Stunning Annex/Garden Room

Tenure: Freehold | **Approx 98 sq meters (1054 sq ft)** | **Walking Distance of Village Centre** | **Backing onto Wooded Copse**

12 Pennington Close, West Moors, Ferndown, Dorset, BH22 0JU

Price £525,000

- Spacious Porch & Entrance Hall
- Large Lounge backing onto garden
- Spacious Kitchen/Diner
- Utility Room & Cloakroom
- 3-Double Bedrooms
- Superb Shower Room
- Separate Annex/Garden Room
- Delightful Sunny Rear Garden
- Ample ‘Off-Road’ Parking & Carport
- No Chain!

Beautifully refurbished and skilfully extended 3-bedroom bungalow, backing onto protected wooded copse and yet within walking distance of the comprehensive village centre of West Moors which boasts variety of shops, cafés, and everyday services. The well-proportioned accommodation includes a spacious lounge which is 'open-plan' to the stunning new kitchen/diner and backs onto a delightful garden. In addition to the integrated kitchen, is a match utility room. Nestled in the garden, is a superb Annex/Garden Room, ideal for visiting friends & family or possibly a hobby room. Features include:
Smooth plastered ceiling & walls throughout
New wiring, plugs & sockets. New felt & battened roof.
New, high quality fixtures & fitting throughout
Cavity wall insulation, loft insulation & new gas central heating system. LED lighting throughout.

Approximate Room Dimensions & Brief Description:
Entrance Porch: Double cloaks cupboard. PIR LED lighting. Glass door to:
Spacious: Double cloaks cupboard housing new Worcester combination boiler & water softner. Cupboard housing new electric consumer unit & wifi connection. Hatch to insulated roof space.
Kitchen/Diner: Superb newly installed kitchen with an excellent range of floor and wall cupboards. Double-sized larder unit. Integrated Bosch dishwasher, Bosch oven, hob & cooker hood. Space for fridge/freezer. Oak flooring & LED lighting. 'Open-Plan' to:
Lounge: A bright, spacious room with dual-aspect windows & a rear door that opens onto the delightful garden. LED lighting.
Utility Room: Matching the kitchen units, with a stainless steel sink, base & wall cupboards. Space for washing machine & tumble dryer.
Cloakroom: New suite comprising vanity wash basin & WC.
Bedroom 1: Generous double-bedroom with aspect to rear garden. New carpets.
Bedroom 2: Ample double-bedroom with aspect to front. New carpets.
Bedroom 3: Ample double-bedroom with aspect to front. New carpets.
Shower Room: High quality 'wet room' style shower with rain shower head & hand-held shower. Wall hung wash basin & WC. Dual fuel chrome heated towel rail. 2 mirror fronted medicine cabinets.

Annex/Garden Room: Highly insulated timber building ideal for occasional accommodation, hobby room or 'home-office'.
Bedsit: Newly fitted kitchen cupboards with space for refrigerator. Ample space for furniture.
Shower Room: Shower cubicle with Mira electric shower. Wall hung wash basin & WC. Heated towel rail.

Outside: New decorative stone driveway provides 'Off-Road' Parking for 3-4 cars. Side access gates to:
Additional Parking & CARPORT with dry storage.
Rear Garden: The rear garden enjoys an excellent degree of privacy & a sunny aspect. The plot extends to approximately 0.22 acre, has been partially landscaped and backs onto a protected wooded copse. Outside lighting and tap.
EPC Rating: C
Council Tax Band: D

Plot Plan for identification only

Annex/Garden Room

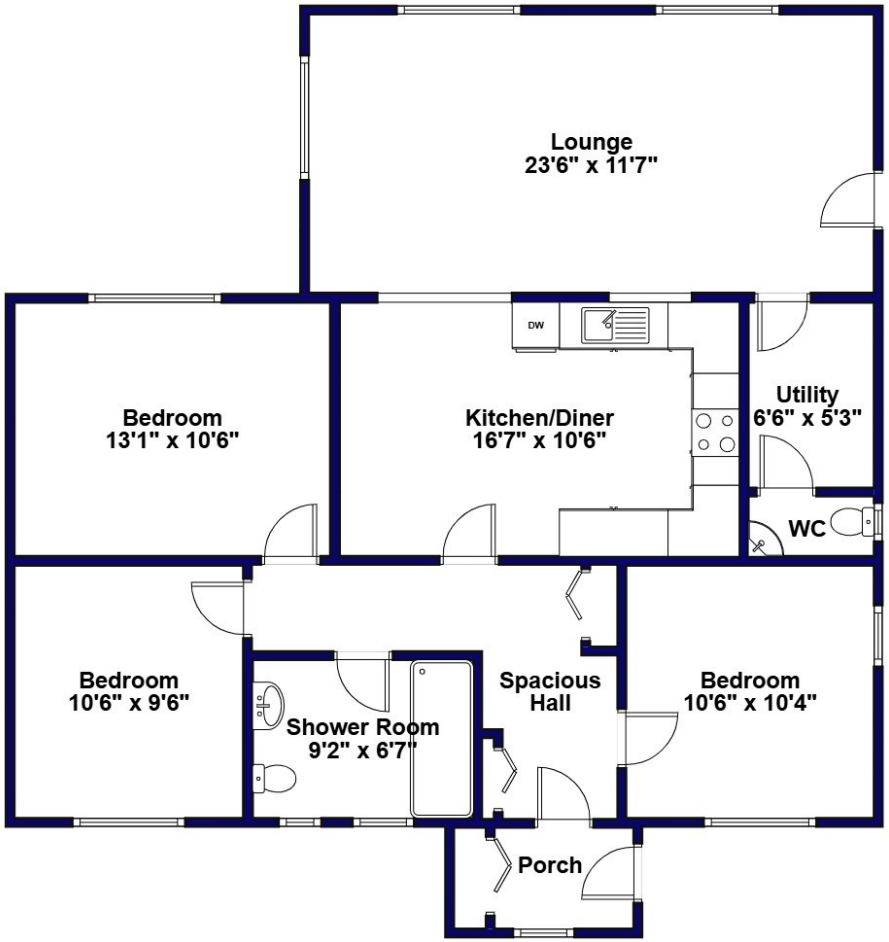
Spacious kitchen/diner with high quality units

'Open-Plan' Living Space

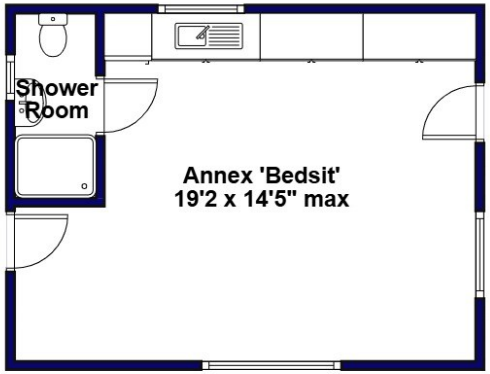
23' Lounge with Oak Flooring

Utility Room

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 W052887



This drawing has been prepared for diagrammatic purpose. All dimensions are approximate. Not to scale.



Bedroom 1

Bedroom 2

Bedroom 3

Bright Lounge

Luxury Shower Room

High Quality Finish

Rear Elevation

Backing onto Wooded Copse

Delightful Garden

Annex/Garden Room

Kitchenette

Living Area

Shower Room

Wonderful Annex/Garden Room