



B&B

Brewer and Brewer

team

Southern Avenue, West Moors, Dorset, BH22 0BH



A beautifully presented Four Bedroom Residence with a delightful south aspect landscaped garden in a select residential location

- South Aspect Lounge
- Separate Dining Room
- Excellent Kitchen/Breakfast Room
- Ground Floor Study
- Large Master Bedroom
- Ensuite Shower Room
- Three Further Double Bedrooms
- Family Shower RoomWC
- Wide Single Garage
- Superb Gardens

Freehold

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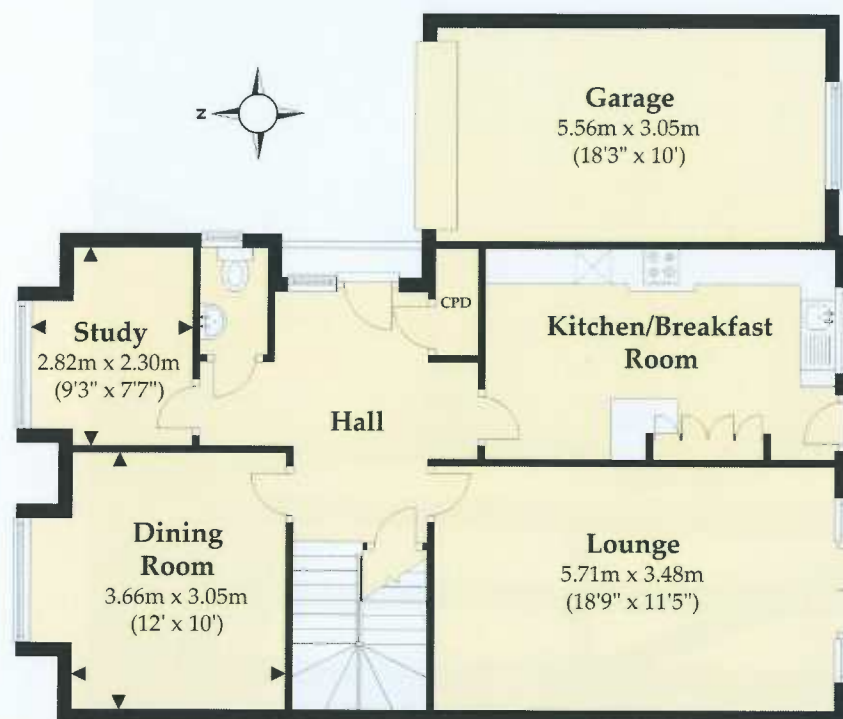
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The Property - comprises an **Impeccably Presented and Appointed Modern Family Residence** in a select residential location close to West Moors Forestry Plantation, local shops and bus routes. Some of the many **Features of the Accommodation include: Gas Fired Central Heating by Radiators, Double Glazing, Oak Internal Doors, a Security Alarm, High Quality Kitchen Units, Appliances and Sanitaryware and included in the sale are the Fitted Carpets and Window Blinds.** The Village centre shops and many other amenities is just over a mile away and main road links provide access to other centres including **FERNDOWN, WIMBORNE, BOURNEMOUTH and POOLE.**

Ground Floor

Approx. 89.8 sq. metres (966.3 sq. feet)



Kitchen/Breakfast Room: 16'5 x 9'10 very comprehensively fitted with high quality units and "Caesarstone" work surfaces incorporating sink unit with **integrated drainer**, mixer tap and "**Quooker**" instantaneous boiling water tap. Extensive cupboards, deep drawers and storage beneath the worktops, matching wall cupboards, **integrated dishwasher, washing machine (recently installed).** Electric halogen ceramic hob with **integrated cooker hood over, larder fridge and separate freezer.** Electric Oven with slide and hide door, **matching combination microwave oven/grill and separate warming drawer.** Ceiling downlights, worksurface lights, tall radiator and useful fitted **shaped breakfast table.** Half glazed rear entrance door.

Total area: approx. 184.5 sq. metres (1985.8 sq. feet)

ACCOMMODATION GROUND FLOOR

Spacious Entrance Hall: with quality porcelain floor tiling, radiator in decorative screen, hall and understairs storage cupboards.

Cloakroom: with tiled floor and fitted WC and washbasin.

Lounge: 18'9 x 11'5 with two radiators, two wall light points, TV aerial and telephone points and chimney (at present closed in) suitable for a gas fire. Glazed 'French' doors with **remote control powered sun awning** over leading to the rear sun patio and Garden.

Dining Room: 12'0 x 10'0 (min) with radiator, two wall light points and high quality laminate flooring.

Study: 9'3 x 7'7 (into bay) with radiator, telephone point and high quality laminate flooring.

FIRST FLOOR

Spacious Landing: with radiator in decorative screen. Large airing cupboard with shelves and pressurised hot water cylinder. Hatchway with ladder to the roof space.

Master Bedroom: 19'2 x 17'8 an 'L' shaped room with high quality laminate flooring, radiator in decorative screen and extensive built-in wardrobes incorporating shelved and hanging space.

Ensuite Shower Room: with tiled floor, decorative wall tiling and fitted suite comprising WC, vanity basin with drawers beneath, mirror, light and tall cabinet to side and large walk-in shower enclosure. Extractor fan, ceiling downlights and heated towel rail.

Bedroom No. 2: 13'9 x 12'0 with high quality laminate flooring, radiator and fitted wardrobes.

Bedroom No. 3: 14'5 x 10'6 with radiator in decorative screen, high quality laminate flooring and fitted four door wardrobe.

Bedroom No. 4: 13'3 x 10'6 with radiator in decorative screen and high quality laminate flooring.

Family Shower Room: with full tiling to the walls and floor and fitted large walk-in shower enclosure, WC, vanity basin with cupboards and drawers beneath, light, shaver point and mirror over. Extractor fan and heated towel rail.

OUTSIDE

Wide Single Garage: 18'3 x 10'0 with up and over door, electric light and power, window and personal door.

Garden Shed: 8'0 x 4'0

Octagonal Summerhouse: 9'0 x 9'0 with electric light and power.

Garden: the **Front** measures about **50ft in width by about 58ft in overall depth** (15.24m x 17.67m) enjoys a high level of privacy from walling, mature shrub hedging and is laid to lawn with inset shrubs together with extensive pavior driveway and parking space for a number of cars. The **Rear Garden** which measures about **52ft in width by about 35ft in depth** (15.84m x 10.66m) enjoys a **southerly aspect** and is again well screened by walling and fencing and most attractively landscaped with carefully tended and very well stocked shrub and herbaceous borders and beds, a water feature and wide patio and pavior paths.

Services: All main services connected.

Council Tax Band: F

Council Tax Payable 2018/2019: £2,808.54

Energy Rating: C (Current 80, Potential 82)

Property Reference Number: BBR2306

First Floor

Approx. 94.7 sq. metres (1019.5 sq. feet)

