



**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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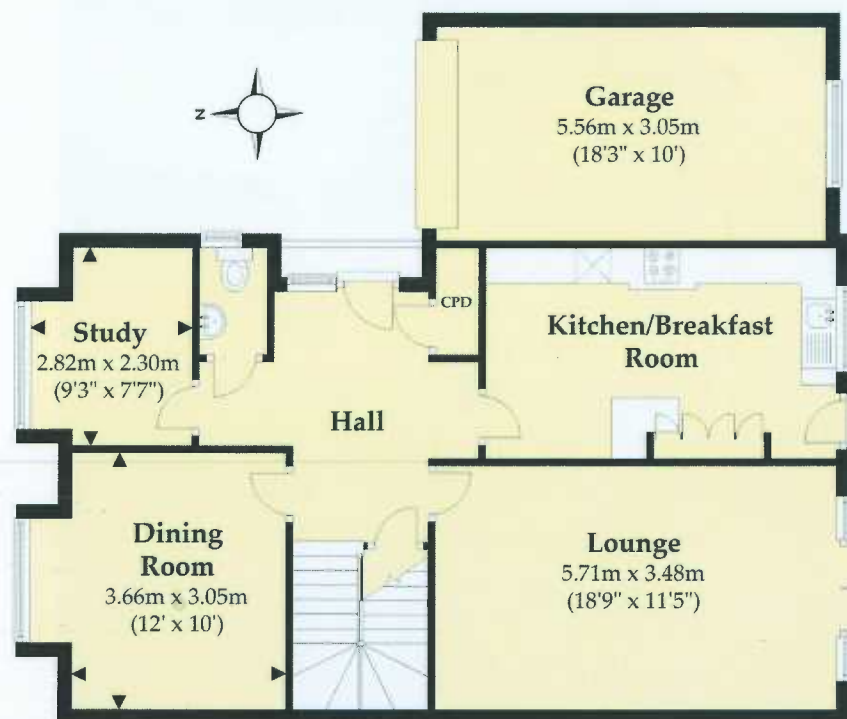




**The Property** - comprises an **Impeccably Presented and Appointed Modern Family Residence** in a select residential location close to West Moors Forestry Plantation, local shops and bus routes. Some of the many **Features of the Accommodation include: Gas Fired Central Heating by Radiators, Double 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 77, Potential 86)

**Property Reference Number:** BBR2306

### First Floor

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

