



**B&B**  
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team

**Moorside Road, West Moors, BH22 0EJ**



**A Four Bedroom Chalet Style Family Residence in a Premier Road  
Close to the Village Centre and West Moors Forestry Plantation**

- Lounge with Open Fireplace
- Separate Dining Room
- Kitchen/Breakfast Room
- Useful Utility Room
- Downstairs Shower/Cloakroom
- Ground Floor Study/Snug
- Four Bedrooms
- Two First Floor Bathrooms
- Double Garage
- Attractive Mature Grounds

**Freehold**



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**The Property:** comprises a **Detached Chalet Style Residence** constructed to an individual architects design in the mid 1930s and has been occupied by the current owners for the last 40 years. The property has been **very well maintained and features of the light and airy accommodation include: Gas Fired Central Heating by Radiators, UPVC Framed Double Glazing, Cavity Wall and Roof Insulation, Oak Veneered Internal Doors, a Security Alarm and a brand new quality Slate Roof.** Moorside Road is regarded as one of the premier roads of the popular East Dorset Village of West Moors as it contains **substantial individual homes all set in large well screened private gardens.** The Village centre shops and all amenities are within easy walking distance as is the West Moors Forestry Plantation and main road links provide access to other centres including **FERNDOWN, WIMBORNE, BOURNEMOUTH and RINGWOOD.**

## Ground Floor

Approx. 89.5 sq. metres (963.8 sq. feet)



Total area: approx. 178.3 sq. metres (1919.2 sq. feet)

### ACCOMMODATION GROUND FLOOR

**Spacious Hall:** with radiator and telephone point and lower level downstairs storage cupboard off.

**Lounge:** 18'2 x 15'0 with radiators, TV aerial point, two wall lights and feature 'modern inglenook' style fireplace surround with display recess, two lights, arched opening and 'Baxi' vented grate. Double doors to the covered Sun Loggia.

**Dining Room:** 12'1 x 9'11 with radiator and glazed door to the rear Sun Loggia and garden beyond.

**Study/Snug:** 16'10 x 8'9 a dual aspect room with radiator, TV aerial point and part pine panelling to the walls.

**Shower/Cloakroom:** with tiled floor, fully tiled walls and fitted large shower enclosure, WC and washbasin. Radiator, wall mirror, light and shaver point.

**Kitchen/Breakfast Room:** 14'10 x 12'1 with tiled floor and fitted with modern units and granite worktops incorporating stainless steel one and a half bowl sink unit. Beneath the worktops are an extensive range of storage cupboards and drawers together with space and plumbing for dishwasher. Matching wall cupboards with under-lighting. **Integrated 'Neff' Electric "induction" Hob with Cooker Hood** over and further **integrated 'Neff' Electric Oven with combination Microwave Oven** above and **Warming Drawer** beneath. **Integrated Larder Fridge,** built-in storage cupboards, TV aerial connection and door to.

**Utility Room:** 7'0 x 7'0 with tiled floor and fitted worktop incorporating stainless steel sink unit with mixer tap and cupboard and space and plumbing for washing machine beneath. Radiator, wall mounted boiler in cupboard and half glazed side entrance door.

## First Floor

Approx. 88.8 sq. metres (955.4 sq. feet)



### FIRST FLOOR

**Landing:** with built-in airing cupboard and hatchway with ladder to the roof space.

**Master Bedroom:** 15'0 x 13'6 (max) with radiator and 'bespoke' fitted furniture comprising extensive wardrobes, storage drawers, dressing table and a further two eaves cupboards.

**Bedroom No 2:** 14'5 x 9'11 with radiator, fitted wardrobes, bed space with high level storage cupboards over, attractive window seat and eaves storage cupboard.

**Bedroom No 3:** 11'7 x 7'7 (min) an 'L' shaped dual aspect room with radiator and built-in wardrobes and fitted shelves.

**Ensuite Bathroom:** with half tiling to the walls and fitted suite comprising bath with fully tiled walls over, washbasin and WC. Radiator, wall mirror, light and shaver point.

**Bedroom No. 4:** 16'10 x 8'5 (max) an interesting room with sloping pine panelled ceiling, radiator and 'Velux' window.

**Family Bathroom:** with full tiling to the walls and fitted suite comprising bath with mixer tap and separate "power shower" mixer over. Washbasin, WC, heated towel rail, wall mirror, light and shaver point and eaves storage cupboard.

### OUTSIDE

**Double Garage:** 16'3 x 15'8 with twin up and over doors and electric light and power.

**Garden Shed:** 7'0 x 5'0

**Two Large Brick Built Garden Stores:** each 14'3 x 6'8 with double glazed windows and providing ample storage for garden implements, tools and logs.

**Garden:** The property stands in garden with an overall area of approaching **half an acre.** The wide **Front Garden** has an area of lawn bounded by

fencing and hedges and a wide shingle driveway and parking area entered via a timber five bar gate together with a separate pedestrian gate leading to the path to the Entrance Door. The **Rear Garden** which enjoys a **South Easterly aspect** is again screened by mature well tended hedging, has a large area of lawn, interspersed with specimen shrubs and trees, shrub borders, vegetable and soft fruit beds and a raised paved patio immediately at the rear of the house.

**Services:** All main services connected.

**Council Tax Band:** F

**Council Tax Payable 2018/2019:** £2,808.54

**Energy Rating:** D (Current 59, Potential 74)

**Property Reference Number:** BBR2347