



Charming 3-Bedroom Detached Bungalow Close To Protected Forest Walks

Tenure: Freehold

Approx 84 sq meters (904 sqft)

**11 Oakhurst Lane, West Moors,
Ferndown, Dorset. BH22 0DT**

Price: £425,000

- Wide Entrance Hall
- 27'ft through Lounge
- Galley Kitchen with Dining Area
- 3-Bedrooms
- Modern Bathroom
- Delightful Rear Garden
- Driveway & Front Garden
- Detached Garage
- Close to Protected Forest Plantation
- Potential To Extend STPP
- Offered with No Onward Chain!
- Council Tax Band: D / EPC Rating: TBC

A charming 3-bedroom detached bungalow occupying a generous plot in a delightful and peaceful position, just a short walk from the beautiful West Moors Plantation and within easy reach of West Moors Village Centre. The property has been lovingly maintained by the same owner for over 60 years and represents a fantastic opportunity for a new buyer to put their own stamp on this charming home. The bungalow benefits from a fantastic 27ft through lounge, together with a galley-style kitchen/dining area. Externally, there is a large and sunny rear garden, predominantly laid to lawn with a generous patio area. Delightful cherry and apple trees provide a good degree of privacy. Viewing is highly recommended to fully appreciate the space, potential and delightful position this property has to offer. Offered with No Onward Chain!

Accommodation and approximate room sizes:

- **Entrance Hall:** Cupboard housing 'Worcester' Gas Combination Boiler installed 2024. Hatch to part-boarded and insulated loft space.
- **Lounge:** Feature fireplace. Double aspect windows. Ample space for large furniture. New carpet fitted 2026. Door leading to:
- **Kitchen/Diner:** Galley-style kitchen with an extensive range of floor and wall cupboards. High level double-oven & electric hob with cooker hood over. Space for washing machine and fridge/freezer. Dining area with rear garden outlook. Door to garden.
- **Bedroom 1:** Double-Bedroom. Large fitted wardrobes. Double aspect windows to front and rear.
- **Bedroom 2:** Double Bedroom. Window to front aspect.
- **Bedroom 3:** Window to rear aspect.
- **Bathroom:** Modern suite comprising panelled bath with mixer tap and shower attachment with glass screen fitted. Vanity wash basin & WC. Wall mounted mirror and large chrome heated towel rail.
- **Rear Garden:** Delightful rear garden, mainly laid to lawn having well stocked shrub borders along with well established cherry and apple trees. A large patio area is laid at the rear of the property.
- **Driveway** providing ample 'off-road' parking and leading to a detached garage with light and power.
- Gas Central Heating
- uPVC Double Glazing
- Council Tax Band 'D'
- EPC Rating: TBC
- Offered with No Onward Chain!



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. W05327



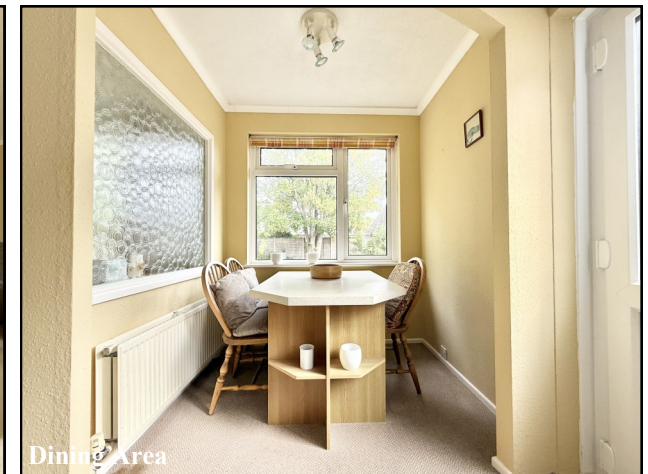
27ft Through Lounge



Bright & Airy Lounge



Long Galley Kitchen



Dining Area



Modern Bathroom



Spacious Entrance Hall

