

*Local expertise with an international marketing*



61a Elmhurst Road

West Moors, BH22 0DG

**FINE & COUNTRY**  
Homes from Edwards







# Price Guide £500,000

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This delightful two double bedroom detached bungalow has been finished to a very high specification by a local renowned and respected development company with high quality fixtures and fittings throughout and zoned underfloor heating.

The bungalow enjoys a secluded and tucked away location in the desirable village of West Moors, a stone's throw and a short walk from West Moors Forest which offers excellent recreational walking cycling and horse-riding facilities. In fact, the bungalow is in the ideal location if you are a dog owner! The bustling village centre of West Moors is under 1 level mile distance, with a variety of day-to-day shops and two local pub restaurants.

As previously mentioned, this brand-new one-off bungalow has been being built by a highly respected local developer. The bungalow is finished to a very high specification throughout and features underfloor heating, Karndean flooring in the entrance hall and kitchen with carpets in the bedrooms and tiling in the bathroom and ensuite. Beautiful oak finish internal doors and wired for Internet CAT 6.

The bungalow features a stunning open plan kitchen diner located to the rear of the property with windows and French doors leading out to the small rear garden. The kitchen is fully fitted with an integral double oven, hob, hood, fridge/freezer and dishwasher with quartz work top and Karndean flooring. This stunning kitchen diner is certainly going to be the heart and hub of this home with plenty of space for a table and chairs and French doors inviting you out to the rear garden.

The impressively spacious living room is located to the front of the bungalow, a delightfully light and bright room with French doors again inviting you out to a patio and front garden, further additional windows to the side aspect to ensure plenty of natural light.

Both the generous double bedrooms are equally sized with bedroom one located to the rear of the bungalow overlooking the garden. This bedroom also enjoys the luxury of a high spec ensuite shower room with tiled floor and walls. Bedroom two is located to the front of the bungalow with window to the front aspect.

The bungalow is served by the luxuriously appointed fully tiled main bathroom with a bath with shower over, vanity unit with wash hand basin, low flush wc.

The property enjoys a tucked away private plot with long driveway providing brick paviour parking for several cars plus there is a quality 10 x 8 timber garden shed. There are lawned and landscaped front and rear gardens with outside lights and outside tap. Extensive slabbed Indian Limestone patios to both the front and rear.

PERUSANT TO THE ESTATE AGENCY ACT 1979 AN INTEREST IS DECLARED.

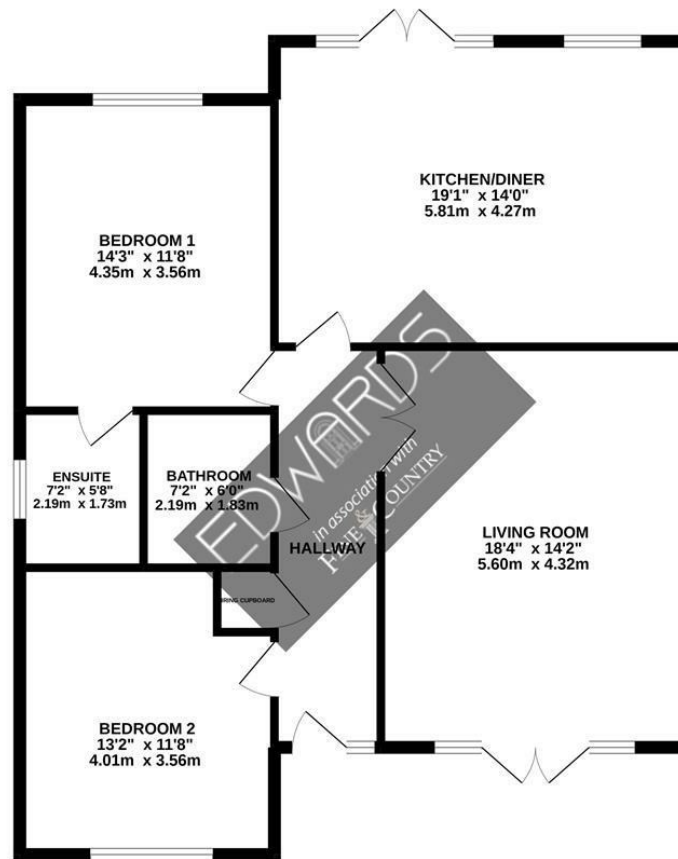




- Brand New Detached Bungalow
- Close to West Moors Village centre
- Close to delightful woodland walks
- High quality build and finish
- High spec kitchen and bathrooms
- Underfloor heating
- Two large double bedrooms
- En suite and family bathroom
- Stunning kitchen/diner with French doors
- Lounge with French doors



GROUND FLOOR  
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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