



EDWARDS
ESTATE AGENTS

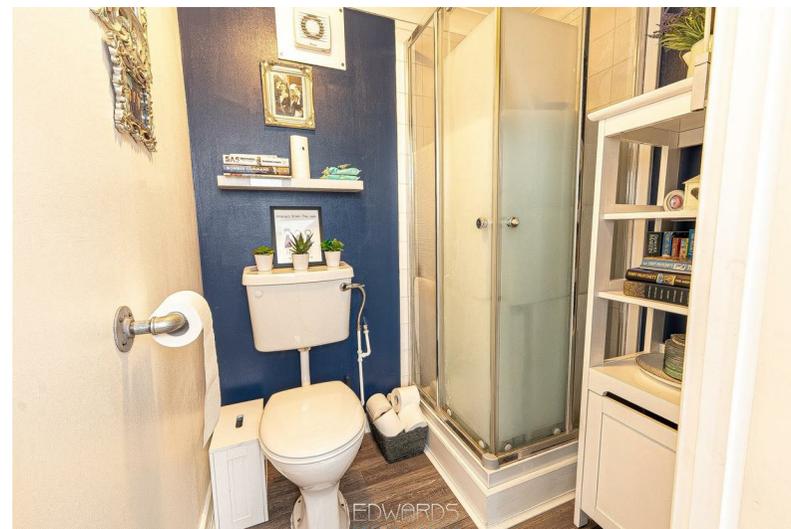
HEATHFIELD ROAD
FERNDOWN, BH22 0DE



GUIDE PRICE £375,000

- LINK DETACHED HOME
- QUIET CUL DE SAC LOCATION
- 3 BEDROOMS
- GENEROUS KITCHEN/DINER
- SEPARATE UTILITY
- BATHROOM & DOWNSTAIRS SHOWER ROOM
- GARAGE
- ENCLOSED REAR GARDEN
- DOG WALKS & BRIDLE PATHS
- ACCESSIBLE COMMUTER RUTES

Located in a QUIET CUL DE SAC on Heathfield Road, this delightful THREE-BEDROOM LINK DETACHED family home is just a short stroll from the plantation, which features scenic DOG WALKING and BRIDLE PATHS, this property is also ideally situated for easy access to MAIN COMMUTER ROUTES and the charming village of West Moors.



Upon entering, you are welcomed into a formal lounge that provides a warm and inviting space for relaxation. At the rear of the house, the generous kitchen/diner is perfect for family meals and entertaining, complemented by a separate utility room. A convenient downstairs shower room adds to the home's functionality, while an internal door leads to the garage, which is equipped with power and light, featuring an up-and-over door for easy access.

The rear garden is fully enclosed with high-level timber fencing, offering a private sanctuary for outdoor enjoyment. It boasts a well-maintained patio and lawn area, ideal for summer gatherings or quiet evenings.

On the first floor, you will find a well-appointed three-piece family bathroom, complete with a shower over the bath. The accommodation includes two spacious double bedrooms, both fitted with wardrobes, providing ample storage. The third bedroom is a comfortable single, also featuring a fitted wardrobe.

The property benefits from a driveway that accommodates two to three vehicles, ensuring convenience for family and guests alike. This home is a wonderful opportunity for those seeking a peaceful yet accessible location in West Moors, perfect for family living.

Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

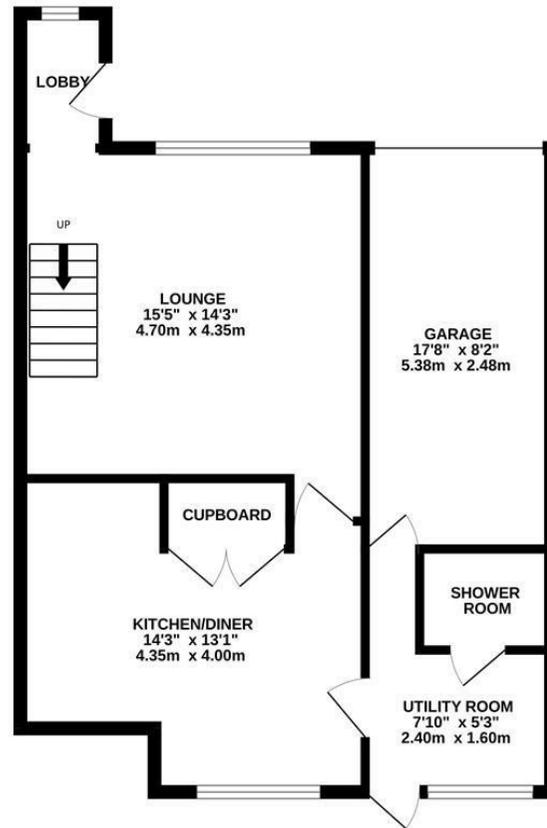
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

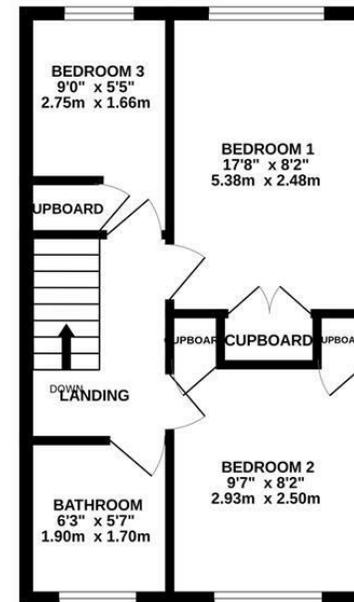
Mobile Signal: Refer to Ofcom website



GROUND FLOOR



1ST FLOOR



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Lettings Office

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