

*Local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

MOORLANDS ROAD  
FERNDOWN, BH22 0JW







# GUIDE PRICE £460,000

Located in the heart of West Moors, this good sized DETACHED BUNGALOW occupies a LARGE PLOT on Moorlands Road and offers TWO RECEPTION ROOMS and THREE BEDROOMS, the property also benefits from having a LARGE DRIVEWAY which could accommodate multiple vehicles.

As you step inside, you are greeted by a welcoming hallway that leads you through the bungalow. The two front bedrooms are generously sized, with the master bedroom featuring a walk-in wardrobe and a private patio area - ideal for unwinding. The modern bathroom is sleek and functional, offering a relaxing space.

The country-style kitchen is a highlight of this home, with its characterful charm and practical layout. Complete with oak effect worktops, integrated appliances, breakfast bar and Glow-worm gas boiler installed October 2024, this kitchen is sure to be the heart of many happy gatherings. The adjacent living/dining room is bathed in natural light, creating a warm and inviting atmosphere.

Beyond the facade lies a surprise - a large garden stretching approximately 100ft, complete with various outbuildings. This secluded outdoor space offers a mix of lawn and paved areas, perfect for enjoying the fresh air and hosting summer barbecues.

Moorlands Road is situated within a popular location in West Moors which is close to the local shops and schools. Popular by many looking to move to Ferndown, West Moors offers a village lifestyle but is still conveniently situated with fantastic road links to neighbouring towns and onto the M27 for travelling further afield.

Located near the West Moors Plantation, this property is ideal for nature lovers and those seeking a peaceful retreat. With local shops and schools within easy reach, and excellent road links to neighbouring towns and the M27, West Moors offers a village lifestyle with modern conveniences.

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Energy Performance Rating: D

Council Tax Band: D

Additional Information

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

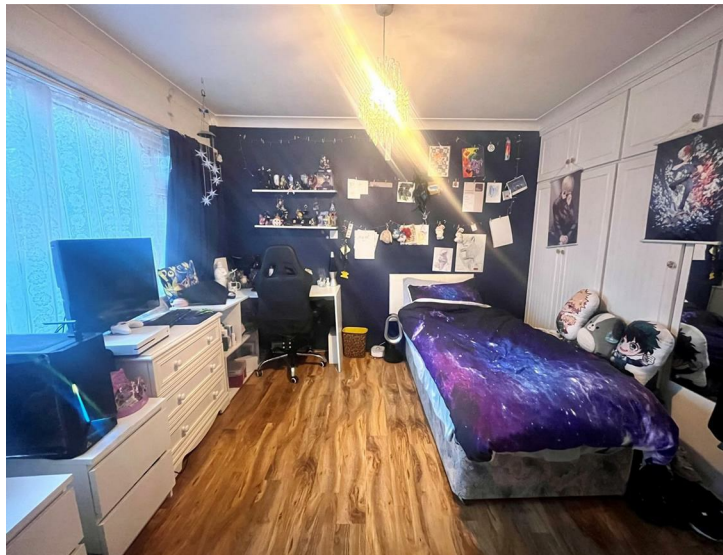
Parking: Private driveway and garage

Utilities: Mains Electricity Mains Gas Mains Water

Drainage: Mains Drainage

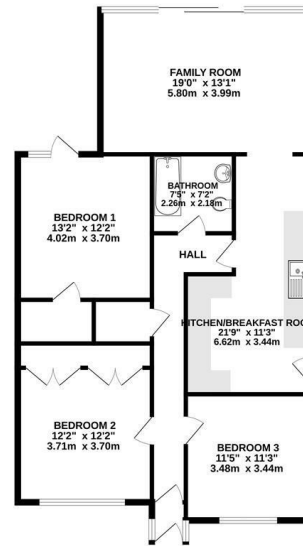
Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



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GROUND FLOOR  
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other details are approximate and no responsibility is taken for any variation or misstatement. This plan is for guidance purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over the years.  
Made with Metreplan 12/2014

## Ferndown Office

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