



**Pinehurst Road West Moors BH22 0AT**

**£670,000 Freehold**





Adams Property Agents is a trading style of Adams Property Solutions Limited. Adams Property Solutions Limited is registered in England and Wales at 343 Wimborne Road, Bournemouth, BH9 2AD under Company Registration number 5978578.

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343 Wimborne Road  
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## Pinehurst Road West Moors BH22 0AT

**£670,000 Freehold**

Adams Property Agent are delighted to offer for sale Mayfield, a stunning, remodelled and extended detached chalet style home. Located in a sought after, established tree lined road set within the pretty village of West Moors. The road plays host to a diverse range of individual property and is within close proximity of convenience shops also on Pinehurst Road as well as the village centre shops and amenities.

Upon entering the property you are greeted by a reception hall which is overlooked by a galleried landing, the reception hall benefits from two large storage cupboards. The lounge faces the rear of the property and features an attractive fireplace with oak timber surround, a feature bay window overlooks the west facing garden. The stunning open plan kitchen / family room is off the reception hall and enjoys a front to rear dual aspect with a bay window, French doors lead to the patio area and westerly facing garden. The kitchen area features a lantern window flooding the kitchen in natural light. Extensive range of contemporary light grey units with a central island unit, quartz work surfaces and a ceramic tiled floor.

The kitchen is complimented by a spacious separate utility room which has a large storage cupboard housing the combination boiler. Also on the ground floor you can find a large double bedroom/further reception room which has French doors leading out to the garden. Servicing this bedroom is a beautiful downstairs bathroom with tiled floor and walls, modern contemporary three-piece white suite with P shaped bath with shower over with rain head and shower attachment, vanity unit with inset wash hand basin and chrome ladder towel rail. Upstairs you can find the impressive first floor landing which overlooks the reception hall. You can find three bedrooms off the landing with the two large bedrooms enjoying the benefit of luxurious fully tiled en-suite shower rooms. The upstairs bathroom is sumptuously appointed also being fully tiled, bath with shower attachment, vanity unit with wash hand basin and upright chrome ladder radiator.

Outside the property is approached via a spacious driveway providing off-road parking for numerous vehicles. The rear garden is fully enclosed, enjoying a westerly aspect.

A viewing is highly recommended to fully appreciate the accommodation on offer.

Pinehurst Road, West Moors, Ferndown  
Approximate Gross Internal Area  
1849 Sq Ft/172 Sq M



Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A)	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
78	84
EU Directive 2002/91/EC	

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92- A)	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
76	84
EU Directive 2002/91/EC	

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