

# Dorset Avenue

Ferndown, Dorset, BH22 8HW



**HEARNES**

WHERE SERVICE COUNTS







***“Set in a unique position opposite green space, with a stylish open plan kitchen/family room and scope to extend”***

**FREEHOLD GUIDE PRICE £550,000**

This versatile well-proportioned bungalow occupies a unique position in a small close off the main Dorset Avenue, providing convenient access to nearby convenience store, local schools, regular bus routes and Ferndown town centre.

The accommodation comprises three bedrooms served by a modern en-suite and family bathroom, a formal living room with open fireplace and wonderful open plan kitchen/family room with ceiling lantern and bi-fold doors giving access to and overlooking the rear garden. Other benefits include an additional shower room, utility room, office space and converted garage store, all of which would make for a potential annexe conversion, STPP.

- **Entrance porch**
- **Entrance hall** with wood laminate flooring and a double cupboard housing the gas boiler
- **Living room** with a view to the front aspect and wooden mantle with inset open fire
- Stunning open plan **kitchen/family room** with bespoke kitchen comprising a range of base and wall mounted units, central island unit with inset sink, wine cooler and breakfast seating, space for a Range cooker with extractor hood above, tall units with a recess for an American style fridge/freezer, attractive mock tiled flooring, contemporary radiator, lantern skylight and superb bi fold doors to the patio and garden
- **Internal hallway** providing access to a separate **shower room**, **utility room** and **office/study room** and a door to the front and rear gardens
- **Bedroom one** with a view to the front aspect and fitted wardrobes
- **En-suite shower room** incorporating a fitted shower cubicle with sliding glazed doors, vanity unit with inset wash hand basin, further cupboard storage and wc
- **Bedroom two** with a view to the rear aspect
- **Bedroom three** also enjoys a view to the rear aspect
- **Family bathroom** finished in a modern white suite to include a panelled bath, monobloc sink, separate shower cubicle, effective skylight and tiled flooring
- **Further benefits** include double glazing and gas-fired heating

**COUNCIL TAX BAND: E**

**EPC RATING: C**

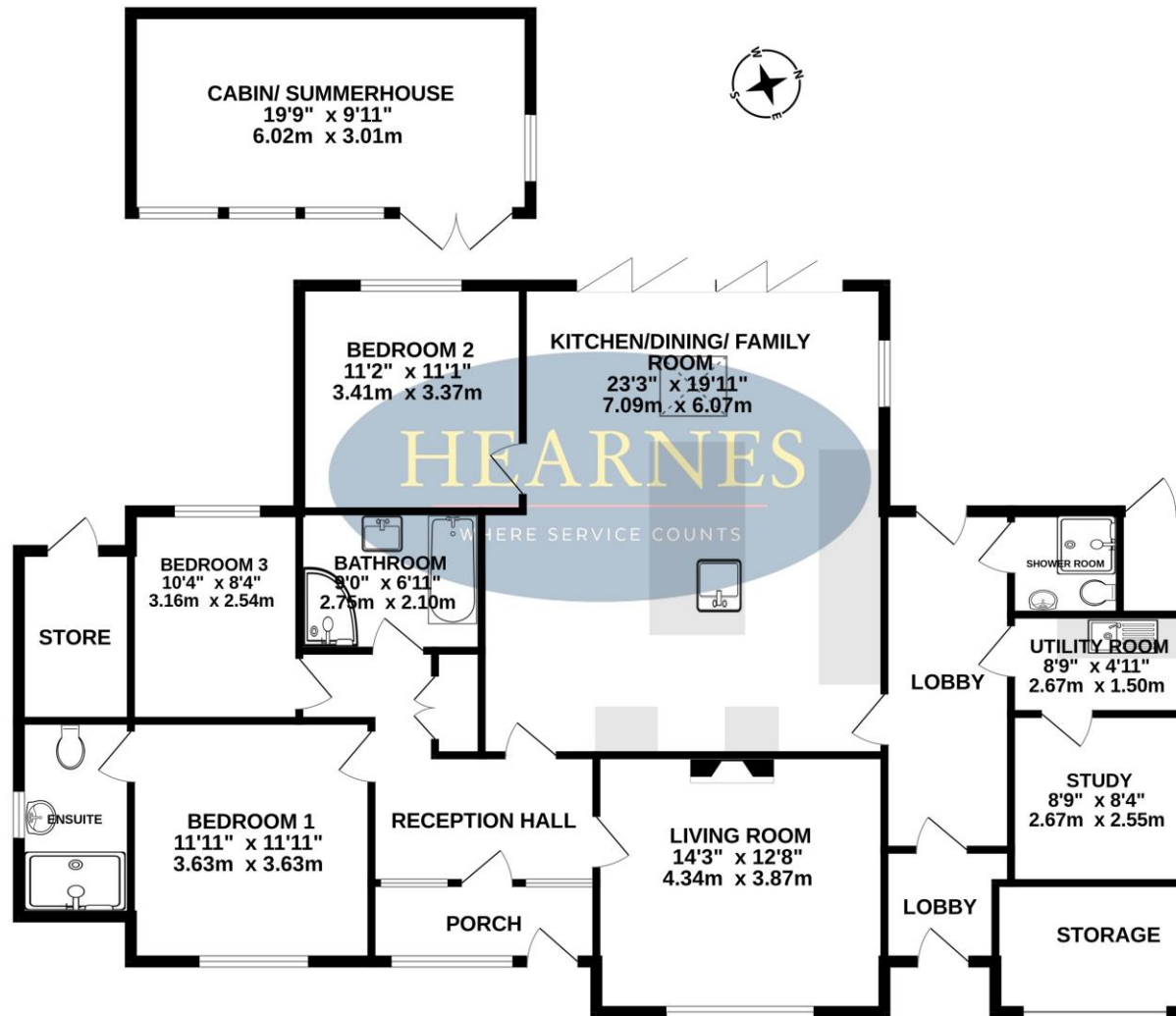








GROUND FLOOR  
1838 sq.ft. (170.8 sq.m.) approx.



TOTAL FLOOR AREA : 1838 sq.ft. (170.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Outside

- A front driveway provides **off-road parking** for numerous vehicles, along with space for the storage of a motorhome, EV charger and gated side access
- The **rear garden** enjoys a westerly aspect patio, level lawn, raised borders, door to a storage/lock up and a multi function timber **cabin/summerhouse** with internal power. The garden is enclosed by timber fencing with mostly concrete posts making the garden very dog/pet safe

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately ½ a mile away. Local amenities on Glenmoor Road and Parley First School are approximately 350 metres away.





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