

Martins Close

Ferndown BH22 9SH



HEARNES

WHERE SERVICE COUNTS



“An extended bungalow occupying a secluded plot measuring a ¼ of an acre in a cul-de-sac location”

FREEHOLD PRICE £600,000

Immaculately presented and extended three double bedroom, one bathroom, one ensuite shower room, detached bungalow, 120ft x 100ft (maximum measurement) rear garden, a single garage and generous off-road parking. Whilst occupying a larger than average and private plot measuring a ¼ of an acre.

This light and spacious bungalow has been extended to create a 21ft stunning open plan kitchen/dining room which overlooks the rear garden. The plot and position are two particular features of this light and spacious bungalow. Martins Close is a pleasant cul-de-sac location situated conveniently for the local amenities.

An extended three double bedroom detached bungalow, occupying a secluded plot measuring approximately a ¼ of an acre.

- **Spacious 18ft x 12ft entrance hall** with airing cupboard and coat cupboard. There is a loft hatch which leads into a partly boarded and fully insulated loft, with a Velux window with the potential for further development (STP). It also houses a gas fired boiler, replaced 4 years ago.
- **21ft dual aspect kitchen/dining room**
- The **kitchen** area incorporates ample worktops, a good range of base and wall units, integrated oven, grill and extractor, recess and plumbing for dishwasher, recess for fridge, 1½ bowl stainless steel sink unit.
- The **dining** area has ample space for dining table and chairs, recess for fridge/freezer, double glazed window overlooking the side garden with double glazed sliding patio doors leading out into the rear garden and patio
- **19ft dual aspect lounge** with sliding patio doors leading out into the rear garden and a further double glazed door also giving access. An attractive focal point of the room is an exposed stone fireplace, with living flame electric fire
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and dressing table
- **Spacious ensuite shower room**, incorporating a good sized shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is also a double bedroom
- **Family bathroom** finished in a white suite, incorporating a panelled bath with shower over, WC with concealed cistern with wash hand basin with vanity storage beneath

Further benefits include double glazing and a gas fired heating system

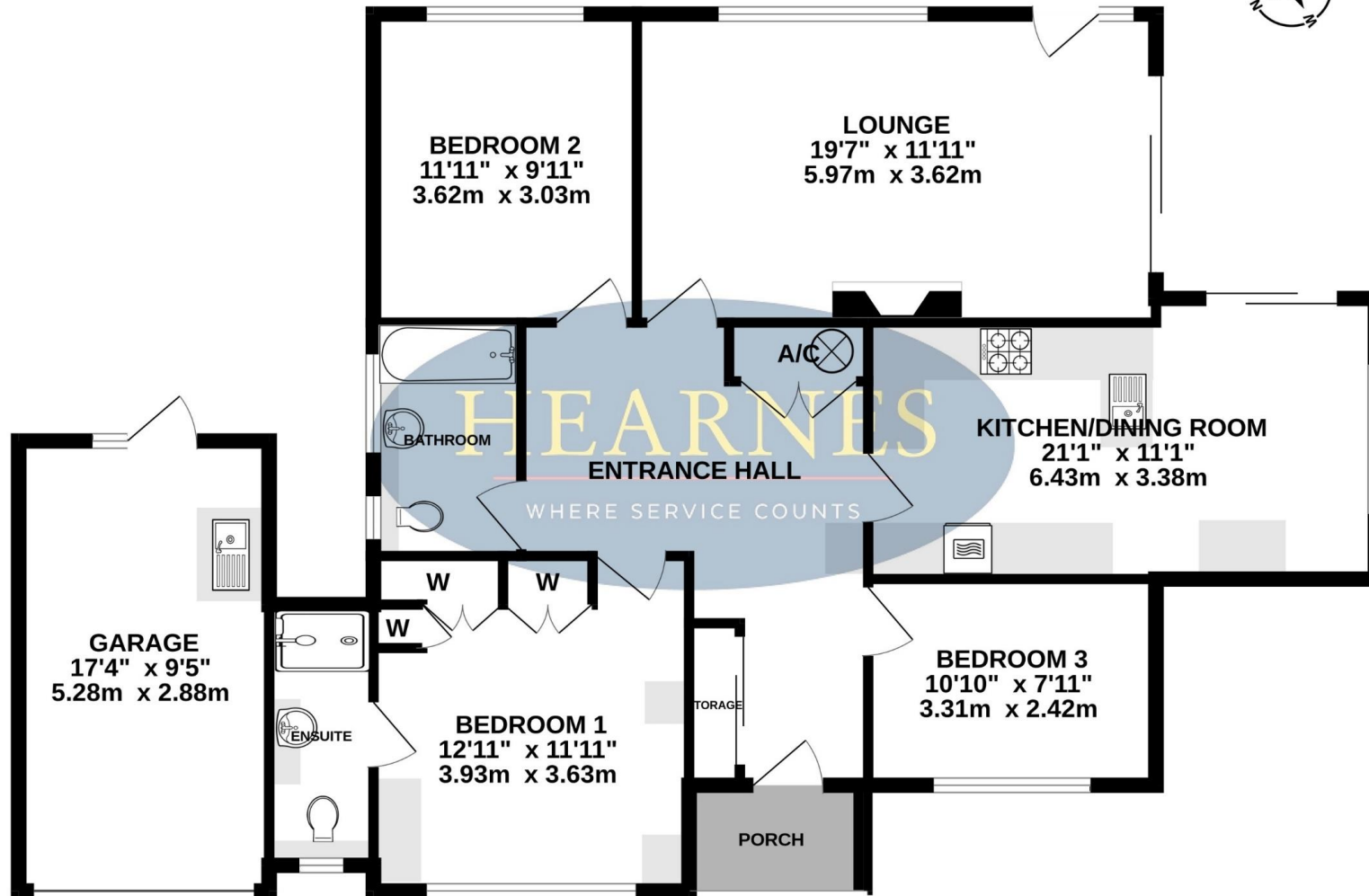
COUNCIL TAX BAND: E

EPC RATING: D





GROUND FLOOR
1211 sq.ft. (112.5 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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

- **The rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion and has a maximum overall measurement of 120ft x 100ft. Adjacent to the rear of the property there is a large paved patio
- The remainder of the garden is **predominately laid to lawn**.
- There are **numerous well stocked flower beds** with many attractive plants and shrubs
- A path continues down to a **further area of lawn** which offers an excellent degree of seclusion
- Located down one side of the property there is a **potting shed and greenhouse** and a door also giving access into the single garage
- A front driveway **provides off-road parking** for three to four vehicles and in turn leads up to the single garage
- **Single garage** has a remote control up and over door, light and power, sink, space and plumbing for washing machine and a rear personal door
- **The front garden** has been landscaped for easy maintenance

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately one mile away



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