



HEARNES
WHERE SERVICE COUNTS

**Southwood Close
Ferndown, Dorset, BH22 9HW**

FREEHOLD PRICE

£495,000

“Exceptional detached bungalow provides two double bedrooms, two bathrooms on a well maintained plot only half a mile from Ferndown’s town centre”

This attractive, very well appointed detached bungalow comprises two double bedrooms, stylish en-suite, separate bathroom, spacious living room, impressive conservatory and modern fitted kitchen.

The bungalow occupies a well proportioned plot within a popular, secluded cul-de-sac only 0.5 mile from Ferndown town centre with access to regular bus routes to both Wimborne & Ringwood.

The accommodation is superbly maintained and decorated with benefits including a spacious, convenient entrance porch and entrance hall with wood laminate flooring and original porthole stained glass window continued in both bedrooms, dual aspect living room with solid wood burner and double glazed patio doors to the conservatory with its elevated views over the rear garden, driveway parking for several vehicles to a traditional detached garage and a pleasant, private rear garden with sections of raised decking, level lawn and mature backdrop.

- **Entrance porch**, convenient porch with double glazed door and windows, tiled flooring and secure front door to the entrance hall
- **Entrance hall** spacious area with wood laminate flooring and picture arched window, hatch to loft
- **Kitchen** fitted in a traditional style comprising a range of wall and floor mounted units, integrated and raised oven & grill, inset four ring gas hob, space for frig, dishwasher, door to living room, sink unit with double glazed window above and double glazed door to the conservatory
- **Living room**, superbly presented dual aspect room with double glazed window to the front and side aspect, recess chimney breast with inset wood burner and solid wood mantle, double glazed doors to the conservatory
- **Conservatory** impressive double glazed conservatory with pitched, polycarbonate roof, wood laminate flooring, views over the garden and access from both sides, space and plumbing for washing machine and fridge/freezer
- **Bedroom one** dual aspect room with double glazed window and two feature picture arched windows to side, door to the en-suite
- **En-suite** stylish refitted en-suite with corner shower cubicle, contemporary tiled walls, WC, vanity unit with inset basin, double glazed window
- **Bedroom two** dual aspect room with double glazed window to the front elevation, two feature picture arched windows to the side
- **Bathroom** fitted in a modern suite comprising bathtub inset to a recess with acrylic walls and shower attachment, WC, wash hand basin, double glazed window
- **The front garden** is well proportioned pavia driveway providing parking and turning space for 2-3 vehicles with raised borders and gat to rear garden
- **Garage** with up and over door, side window, power and light
- **Rear garden** measuring approximately 50ft x 35ft, wonderful landscaped private garden with section of lawn enclosed by mature hedging and timber fencing with a raised, westerly aspect timber decked area adjacent to the garage and ideal for barbeques together with a secluded area housing the hot tub. There is access to both sides of the property for maintenance and upkeep

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

COUNCIL TAX BAND: D

EPC RATING: D

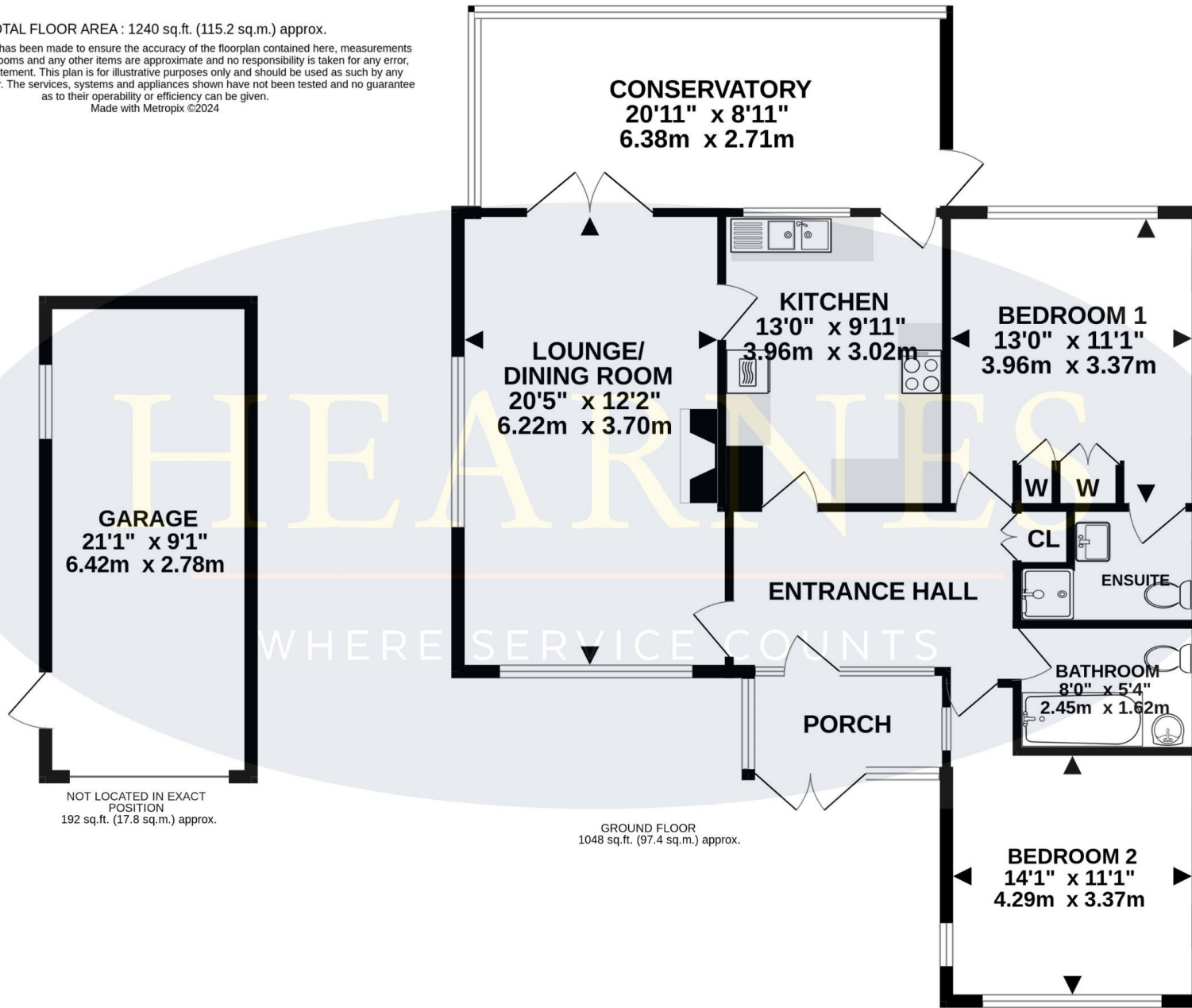
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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NOT LOCATED IN EXACT POSITION
192 sq.ft. (17.8 sq.m.) approx.

GROUND FLOOR
1048 sq.ft. (97.4 sq.m.) approx.

6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

