



**Wimborne Road East, Ferndown  
Dorset, BH22 9NA**

# FREEHOLD

## GUIDE PRICE £475,000

***“Tucked away down a 70ft private driveway, occupying a secluded plot measuring 0.25 of an acre”***

We highly recommend viewing this well maintained and generous sized two double bedroom detached bungalow is tucked away down a 70ft private driveway with a detached single garage, driveway providing generous off-road parking, secluded gardens and various outbuildings. Occupying a private plot measuring 0.25 of an acre.

This light and spacious bungalow has been owned by the current owners for circa 15 years. The private plot and potential are two particular features as the property has a tremendous amount of scope and potential to be enhanced (subject to the necessary planning consents). The property now comes to the market offered with no onward chain.

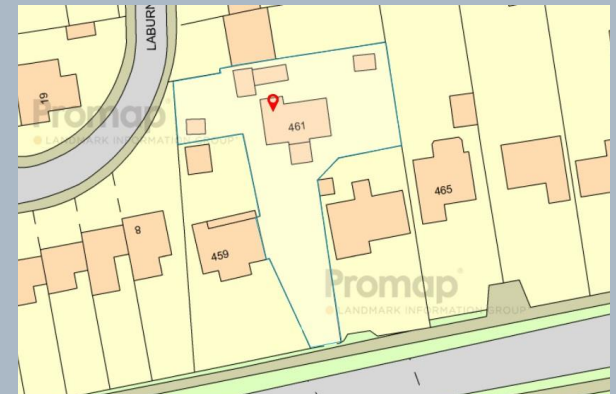
- **Two bedroom detached bungalow occupying a secluded plot measuring 0.25 of an acre and offered with no chain**
- **Entrance porch**
- Spacious **entrance hall**
- 12ft Dual aspect **kitchen/breakfast room**, incorporating ample work surfaces, a good range of base and wall units with underlighting, stainless steel sink unit and drainer, recess for fridge and freezer, a double size Range cooker with extractor canopy above, ample space for a breakfast table and chairs, tiled floor and a door leading out to the first conservatory
- **Conservatory** with a tiled floor and sliding patio doors leading out to the rear garden
- Dual aspect **dining room** opening through to the lounge
- Light and spacious **lounge** with feature fireplace creating an attractive focal point and sliding patio doors leading out to the second conservatory
- Fully double glazed **conservatory** with a radiator allowing for this room to be used all year round and French doors leading out to the front patio area
- **Bedroom one** is a double bedroom enjoying a dual aspect, with fitted wardrobes and French doors leading out to the garden
- **Bedroom two** is also a double bedroom enjoying a dual aspect, with fitted wardrobes and French doors leading out to the garden
- **Shower room/wet room** incorporating a walk in shower area, WC, wash hand basin with vanity storage beneath and fully tiled walls
- **Cloakroom** finished in a white suite with fully tiled walls
- Wrought iron double gates open onto a 70ft driveway which provides generous **off-road parking** and in turn leads up to a detached single garage. The driveway in turn leads up to a large patio area where there are two greenhouses and a timber storage shed
- Good sized area of **front garden** which is predominantly laid to lawn and bordered by well-stocked flower beds
- **Main area of formal garden** measuring approximately 65ft x 40ft and offers an excellent degree of seclusion. The garden itself is predominantly laid to lawn, with a useful second timber storage shed and delightful summer house. Located behind the property there is a large paved patio and an outbuilding which is sub divided to create a workshop and utility room. The workshop has light and power, whilst the utility room also has light, power, a sink unit and a washing machine
- Detached **single garage** with a metal up and over door
- **Further benefits** include double glazing, a gas-fired heating system and the property now comes to the market with **no chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away. The market town of Wimborne offers a further selection of day to day amenities and is located approximately 3 miles away.

**COUNCIL TAX BAND: D**

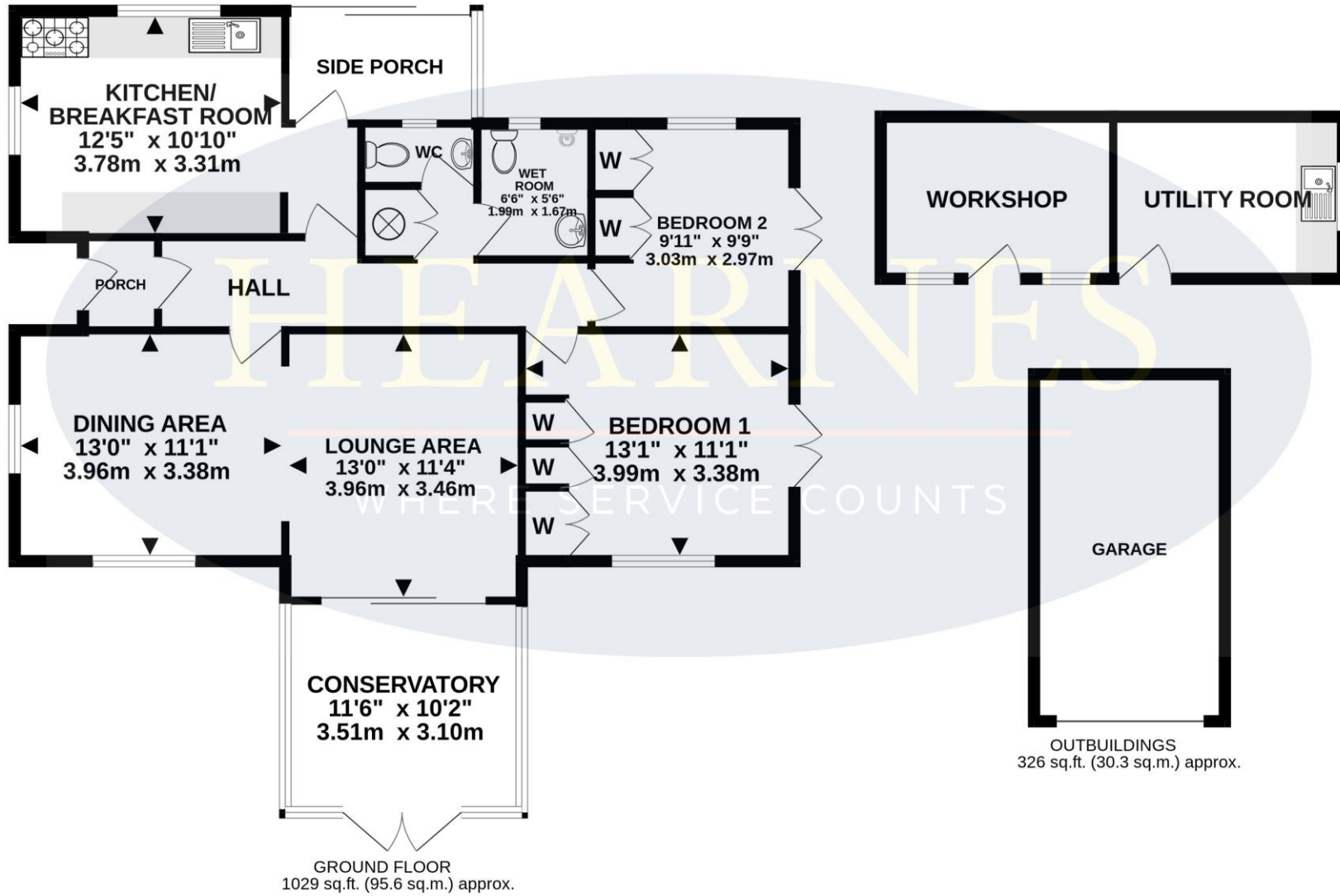
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 1355 sq.ft. (125.9 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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