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FOR SALE  
**HEARNES**  
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**Ryan Close, Ferndown  
Dorset, BH22 9TP**



# FREEHOLD PRICE

## £525,000

***“Well proportioned detached bungalow with garage offered with no chain in a popular cul-de-sac”***

This traditional 1970's detached bungalow provides three double bedrooms, modern shower room and separate cloakroom, fitted kitchen, living room, dining area and detached garage with scope to modernise and extend further (STPP).

The property occupies a secluded position in a popular quiet cul-de-sac located within convenient access of a local convenience store, regular bus routes and Ferndown Town centre amenities and now comes to the market offered with no onward chain.

Other benefits include gas central heating, double glazing, driveway parking for several vehicles to the side of the bungalow leading to a detached garage and workshop/store, together with a pleasant low maintenance front and rear garden.

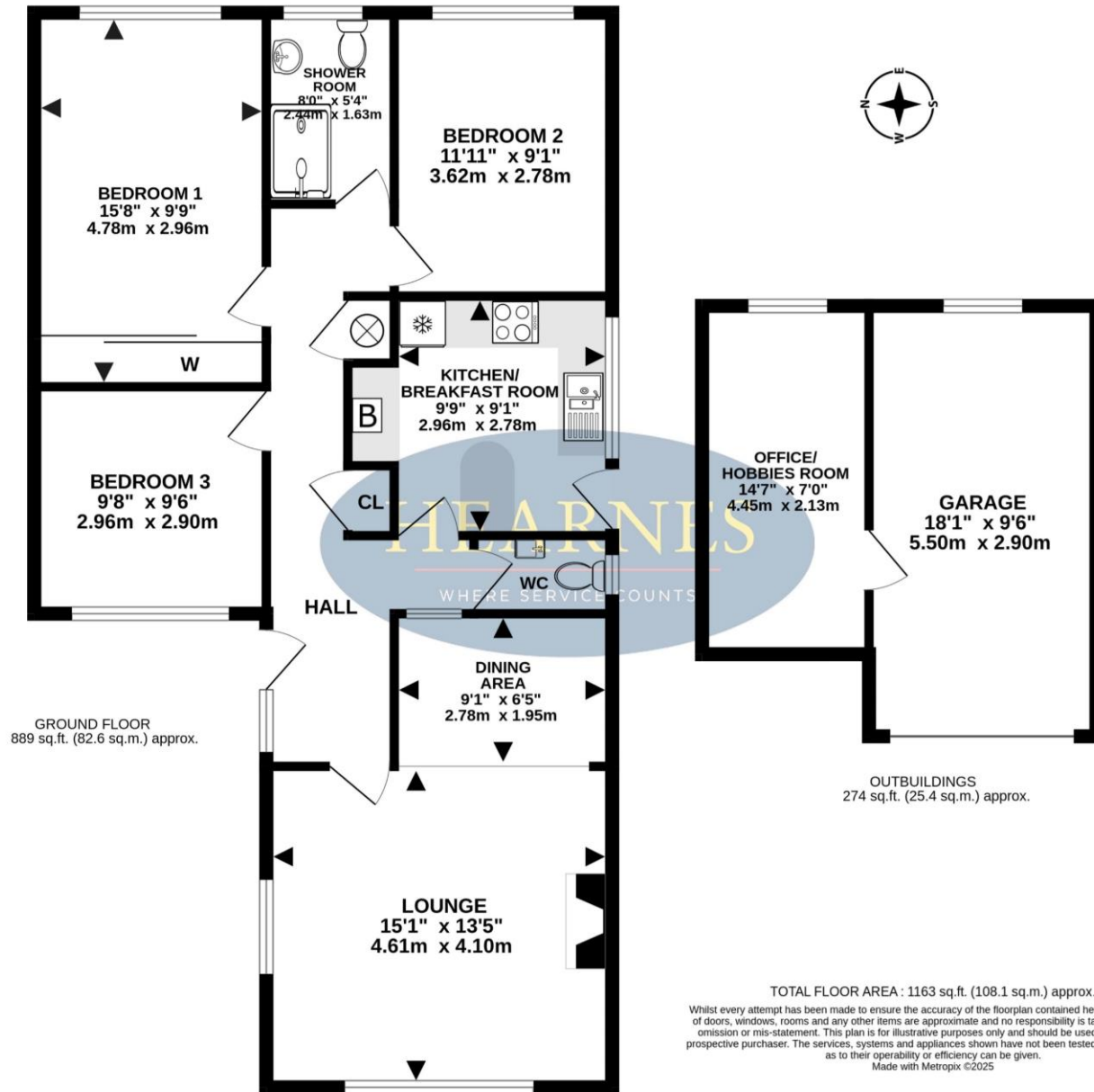
- **Entrance hall** with two storage cupboards and a hatch to the loft space
- **Living room** enjoying a dual aspect to the front and side
- **Dining area** with a glazed door through to the hallway
- **Kitchen** comprising a range of base and wall mounted units, worktops and breakfast bar, sink unit with window above, integrated oven and inset gas hob, integrated fridge/freezer, cupboard housing the boiler, door out to the driveway and plumbing for a washing machine
- **Cloakroom** with WC
- **Bedroom one** with a range of fitted wardrobes with mirror fronted sliding doors and a window to the rear aspect
- **Bedroom two** with a window to the rear aspect
- **Bedroom three** currently used as a dining room with a window to the front aspect
- **Shower room** refitted in a modern white suite comprising dual length walk in shower cubicle with glazed screen and acrylic backing, WC, wash hand basin, towel rail, fully tiled walls and flooring and an obscure glazed window
- **Front garden** with sections of lawn enclosed by a dwarf wall, double electric point, partially paved seating area next to the front door
- **Driveway parking** for several vehicles
- **Garage** measuring 18ft x 9ft 6in, with an up and over door and a door through to a office/hobbies room
- **Office/hobbies room** measuring approximately 14ft 7in x 7ft, electricity supply & fully insulated
- **Rear garden** measuring 40ft x 40ft, is particularly private with a paved patio, level lawn and area behind the garage ideal for a greenhouse or timber outbuilding, enclosed by panel fencing

**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.





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