



**Forest View Drive, Stapehill
Wimborne, Dorset, BH21 7NU**

FREEHOLD GUIDE PRICE

£390,000

This well-presented and generous sized three double bedroom detached bungalow has a 28ft conservatory overlooking a secluded 70ft fully enclosed rear garden, with a front driveway providing generous off-road parking.

The former garage has been converted into an occasional bedroom/study which has its own separate cloakroom. The property also enjoys a larger than average private plot and is conveniently located for both Wimborne and Ferndown.

- **Three double bedroom detached bungalow with a 70ft private rear garden.**
- **Entrance porch.**
- **14ft Entrance hall** with parquet flooring, airing cupboard and loft access with pull down ladder.
- **15ft Light and spacious lounge** with living flame coal effect electric fire and wooden surround creating an attractive focal point in the room.
- **Kitchen** incorporating roll top work surfaces, a good range of base and wall units, recess for a cooker, recess for a fridge/freezer, attractive tiled splashbacks, tiled floor, double glazed window and double glazed door leading out to the conservatory.
- **28ft Conservatory** enjoying glorious views over the private rear garden, with radiators allowing for this room to be used all year round, useful storage cupboard, cupboard housing the wall-mounted gas-fired boiler and two further cupboards housing the dishwasher and washing machine.
- **Bedroom one** is a good sized double bedroom benefitting from two fitted single wardrobes and fitted shelving.
- **Bedroom two** is also a double bedroom.
- **Shower room** refitted in a stylish white suite, incorporating a large walk-in shower area, wc, wash hand basin with vanity storage beneath, fully tiled walls and a tiled floor with underfloor heating.
- **Former garage**, now converted into a **study/occasional bedroom**, benefitting from an en-suite cloakroom.
- **Cloakroom** with wc and tiled floor.
- The **rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 70ft x 55ft and is fully enclosed. Adjoining the rear of the property and extending down one side of the garden is a large L-shaped paved patio. Also within the garden is a recently constructed **summer house** with light and power and a timber decked seating/barbeque area. There is a good sized area of lawn which is bordered by well-stocked flower beds. Within the garden there are outside power points, an outside tap and side gates located on both sides of the property.
- A front driveway provides **off-road parking** for approximately three vehicles. The front garden itself has been landscaped for ease of maintenance. There is a further area of garden which has the potential to provide further off-road parking, or occasional storage for a boat or caravan.
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system.

The market town of Wimborne is located approximately 3 miles away. Wimborne itself offers a good selection of day-to-day amenities. Ferndown also offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

COUNCIL TAX BAND: D

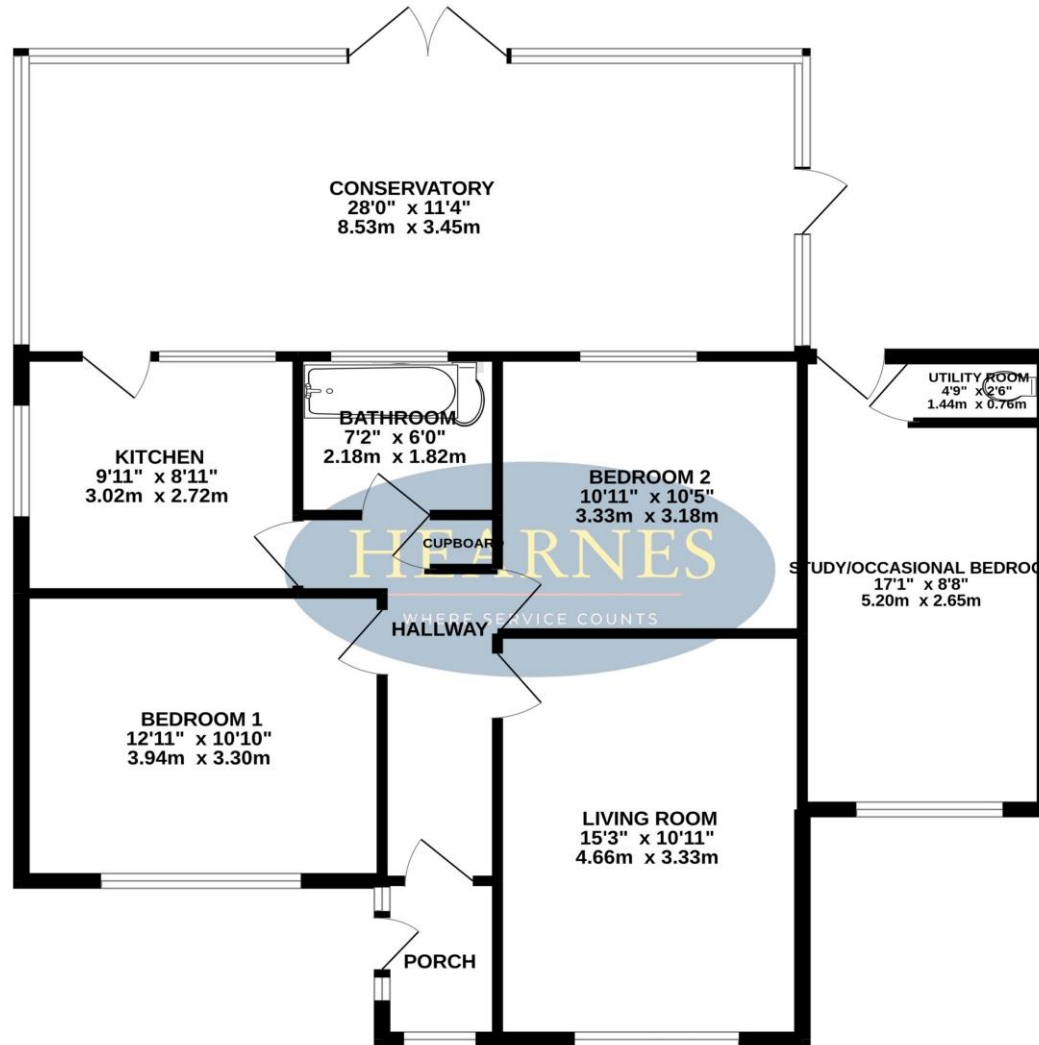
EPC RATING: D

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.

“A well-proportioned bungalow occupying a larger than average plot with a 70ft secluded rear garden”



GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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