



HEARNES
WHERE SERVICE COUNTS

**Morden Avenue
Ferndown, Dorset, BH22 8HT**

FREEHOLD

GUIDE PRICE £575,000

“Exceptional detached bungalow modernised throughout in 2021 with detached garage and wonderful, private garden”

A superbly appointed traditional detached bungalow situated in a sought after location close to regular bus routes, Marks & Spencer Food Store, whilst approximately one mile from Ferndown's town centre, shops and amenities.

The accommodation comprises three double bedrooms, one of which is currently used as a sitting room with access to a recently added double glazed conservatory overlooking the garden, a stylish modern bathroom, separate formal lounge and an impressive open plan kitchen/dining room with bi-fold doors to the private patio. Other benefits include a separate utility room, modern gas central heating, double glazing, enclosed entrance porch, fully rewired, detached garage and a recently re-laid tarmac driveway providing parking for several vehicles.

- Enclosed **entrance porch** with sliding double glazed door
- **Entrance hall**
- **Lounge**, double glazed window the front aspect
- **Kitchen/dining room**, bespoke open plan with floor and wall mounted units, Quartz worktops and peninsular breakfast bar with glazed cabinets and wine cooler below, integrated oven and ceramic hob, integrated fridge/freezer, dishwasher, inset sink with double glazed window above, wood laminate flooring continuing into the dining space with bi-fold door giving access to and overlooking the rear garden
- **Utility room** with sink unit, space and plumbing for appliances, double glazed window
- **Bedroom one** with bespoke fitted wardrobes and furniture, double glazed window
- **Bedroom two** with bespoke hanging space, freestanding drawer unit and bed recess, double glazed window
- **Bedroom three** currently used as a reception room with double glazed sliding doors to the conservatory
- **Bathroom** fitted in a stylish suite to incorporate panelled bath with centrally positioned taps, close coupled WC, separate fitted shower cubicle, pedestal wash hand basin, contrasting grey tiled walls and floor
- **Conservatory** has a triple aspect and double glazed windows and double glazed doors into the garden
- Outside a recently laid **tarmac driveway** with brick borders provides parking for several vehicles with timber double gates offering secure parking and access to the detached single garage
- **Detached single garage** with up and over door, pitched roof and rear window
- **The rear garden** measures approximately 75ft x 50ft, has a particularly private outlook and is mainly laid to lawn with raised borders to the rear, a featured statuette, Indian stone patio, timber shed with trellis boundary, timber fencing to both sides with mature hedging to the rear

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

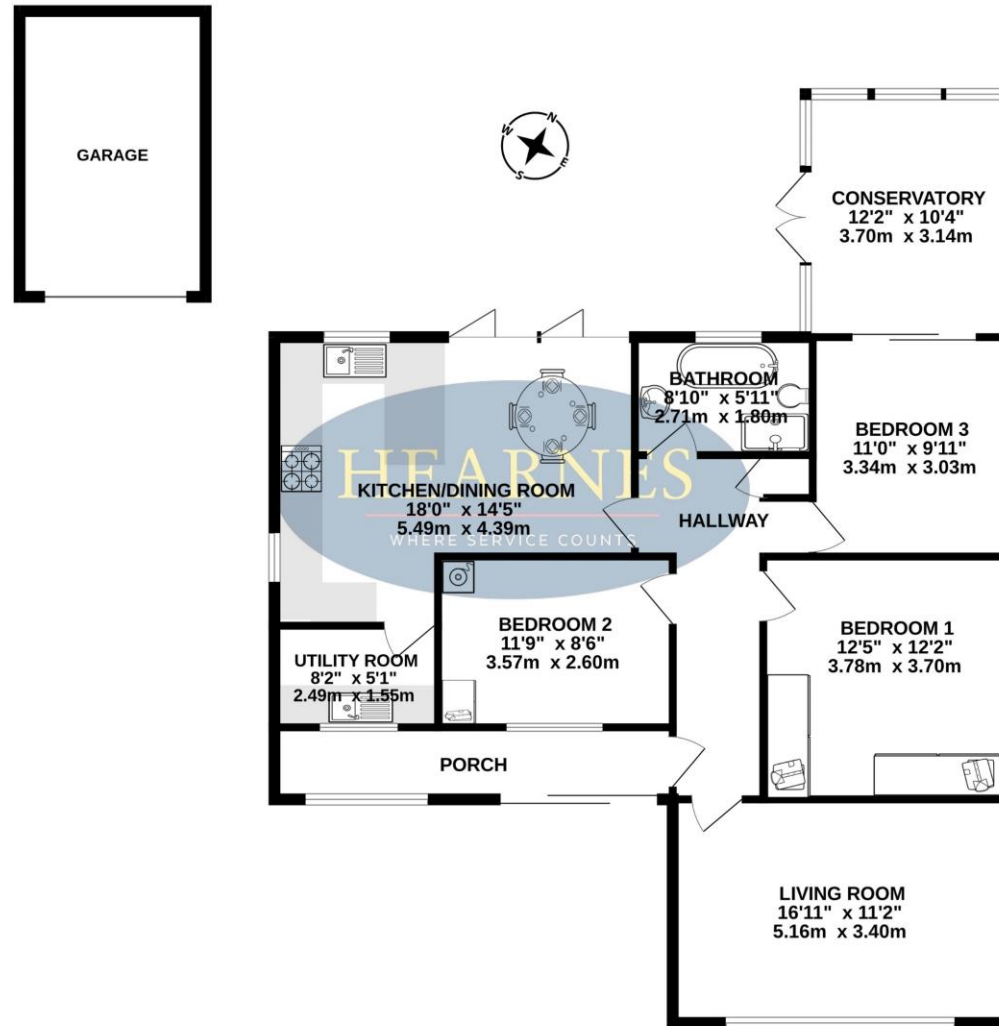
COUNCIL TAX BAND: E

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.



GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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