

Morden Avenue

Ferndown, Dorset, BH22 8HT



HEARNES

WHERE SERVICE COUNTS



“An extended bungalow occupying a good sized secluded plot measuring 0.22 of an acre in a sought after and convenient location”

FREEHOLD £560,000

This superbly positioned and extended two double bedroom, two reception room detached bungalow sits centrally on a good sized secluded plot which is approaching ¼ of an acre with a former detached double garage, sub divided to create a studio/home office and useful storage space, enclosed rear garden with summer house and driveway providing generous off-road parking.

This immaculately presented bungalow has been substantially enlarged but retained all its charm and character and is extremely well maintained. The plot and position are also superb features, located approximately 50 metres from Marks & Spencer’s Simply Food Hall and less than 1 mile from Ferndown’s town centre.

An early viewing of this light and deceptively spacious bungalow is strongly recommended.

- **Substantially enlarged and character two double bedroom, two reception room detached bungalow occupying a good sized secluded plot measuring 0.22 of an acre**
- **Entrance porch**
- 19ft Spacious **entrance hall**
- 18ft Open plan **kitchen/dining room**
- **Dining area** with ample space for a dining table and chairs, tiled floor and wood block work surface with storage beneath
- **Kitchen area** beautifully finished with wood block work surfaces, attractive tiled splashbacks, Range cooker with extractor canopy above, integrated fridge and freezer, integrated washing machine and dishwasher, tiled floor, window overlooking the front garden and a door giving access to the rear garden
- Good sized **dining room** with a window to the side aspect
- Impressive **23ft Triple aspect lounge** with an exposed brick fireplace with log burner creating an attractive focal point and French doors leading out to the rear garden
- **Cloakroom** finished in a stylish white suite with wc and wash hand basin
- Refitted **modern bathroom** incorporating a shower/bath with shower over, chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- **Bedroom two** is also a double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Further benefits** include double glazing and a gas-fired heating system.

COUNCIL TAX BAND: D

EPC RATING: D

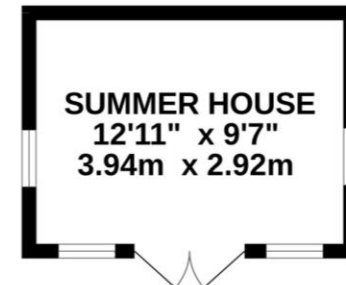
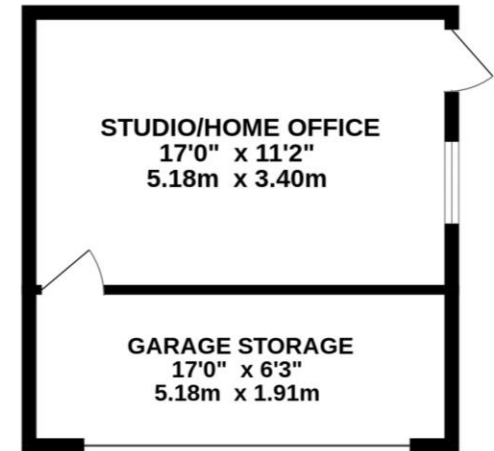
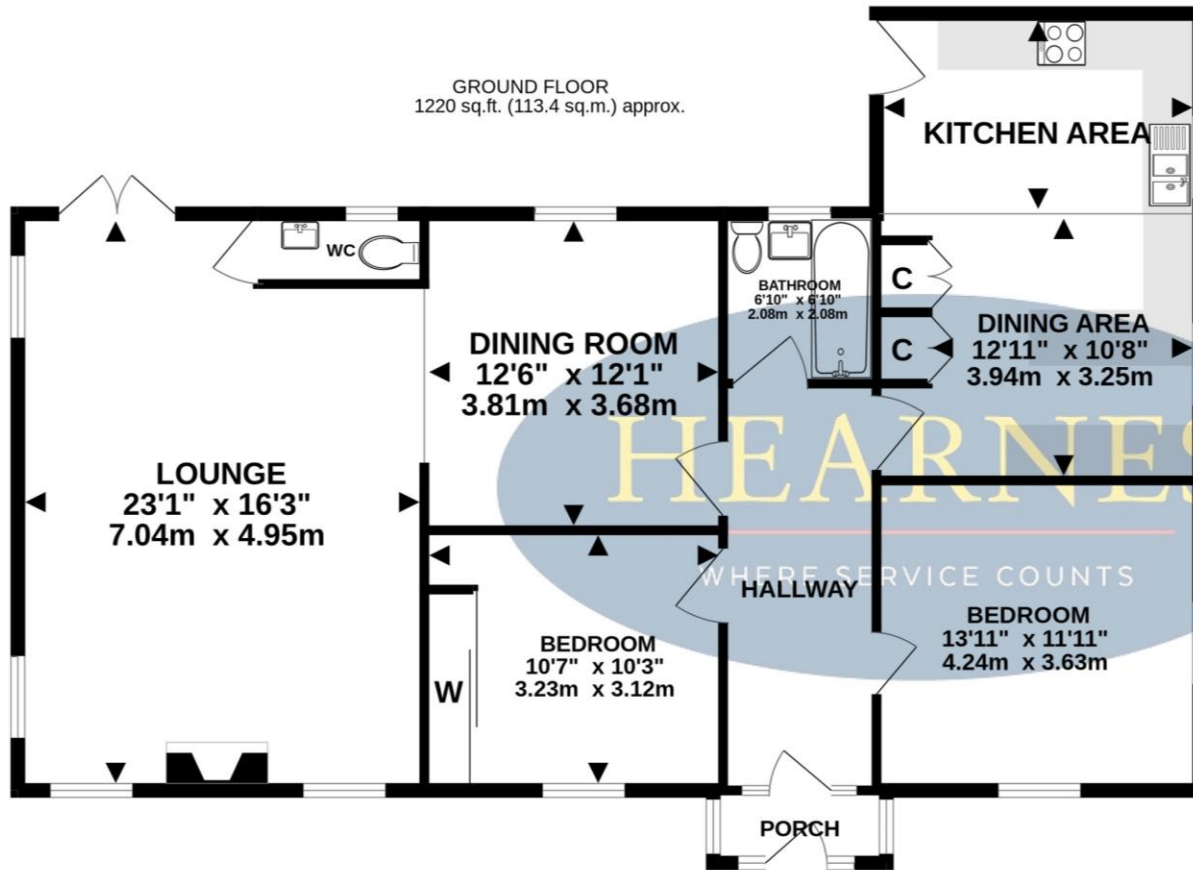






1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.



MORDEN AVENUE

TOTAL FLOOR AREA : 1640 sq.ft. (152.4 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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AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- Side graveled driveway providing generous **off-road parking** for several vehicles, which in turn leads down to a former detached double garage. There is a good sized area of front lawn
- **Rear garden** with maximum overall measurements of 100ft x 40ft, is fully enclosed and offers an excellent degree of seclusion. The garden itself is predominantly laid to lawn, which is immaculately kept. Located to the side of the property there is a patio and shingled seating area. Within the garden there is a further area of large patio enclosed by a low level wall and a central flower bed. Also within the rear garden is summer house with light and power
- Detached **double garage sub divided to create a home office/studio** (easily reverted back to double garage) with a double glazed window and door, light and power. The front portion of the garage remains, with a remote control roll up and over door providing a useful storage space

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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