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47 Bunting Road, Ferndown  
Dorset, BH22 9QZ



# FREEHOLD GUIDE PRICE

## £340,000

***“A generous sized family home with a secluded south facing garden”***

This conveniently located and generous sized three double bedroom semi-detached family home has a secluded south facing rear garden, single garage and driveway.

This light and spacious family home has undergone a number of improvements to include a modern bathroom and a refitted modern kitchen which leads directly out to a southerly facing rear garden.

- **Three double bedroom semi-detached family home with a south facing garden**

#### Ground Floor

- **Entrance porch**
- **22ft Dual aspect lounge/dining room**
- **Lounge area** with a picture window overlooking the front garden
- **Dining area** with ample space for a dining table and chairs and a window overlooking the rear garden
- **Refitted modern kitchen** incorporating ample worktops with a good range of base and wall units, integrated oven, hob and extractor, recess for a fridge/freezer, integrated dishwasher and washing machine, window overlooking the rear garden and a door giving access. Useful large walk-in under stairs storage cupboard

#### Landing

- **Bedroom one** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors and a window to the front aspect
- **Bedroom two** is a double room overlooking the rear garden, with a fitted linen cupboard
- **Bedroom three** is also a double room with a view to the front aspect
- **Family bathroom** fitted in a stylish white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, tiled walls and flooring
- **Separate cloakroom** finished in a white suite with tiled floor
- **Rear garden** which is a superb feature of the property as it measures approximately 35ft in length, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved seating area, with a path leading round to a side gate. Steps lead up to a lawned area and timber decked seating area. The garden itself is stocked with attractive plants and shrubs and is fully enclosed
- A front driveway provides **off-road parking** which leads up to a single garage
- **Single garage** with a metal up and over door, light, power, wall-mounted gas-fired boiler and a side door
- **Further benefits** include double glazing, and a gas-fired heating system

Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: C**

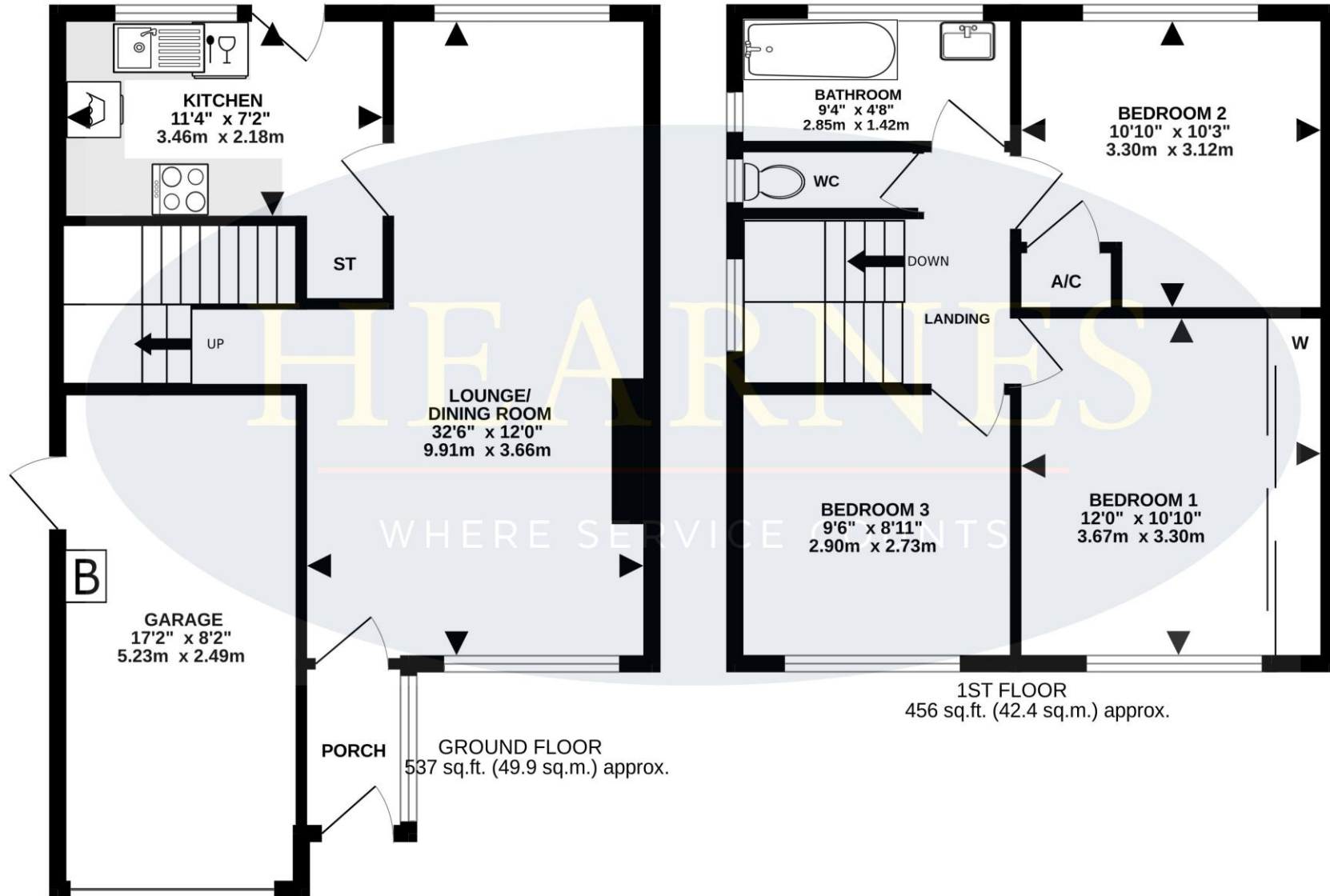
**EPC RATING: D**



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TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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