

# Victoria Gardens

Ferndown, Dorset, BH22 9JQ



**HEARNES**

WHERE SERVICE COUNTS







***“A substantially enlarged bungalow, occupying a good sized secluded corner plot approximately 400 metres from Ferndown’s town centre”***

**FREEHOLD GUIDE PRICE £550,000**

A deceptively spacious and substantially enlarged three double bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory with a 60ft private garden, occupying a good sized corner plot with a single garage and driveway providing generous off-road parking.

This light, spacious and versatile 1,600 sq ft bungalow enjoys a sought after and convenient location approximately 400 metres from Ferndown’s town centre.

- **A three double bedroom detached bungalow approximately 400 metres from the town centre.**
- **Entrance porch**
- **Hallway** with airing cupboard and loft hatch
- **18ft Lounge** area enjoying a triple aspect with a window overlooking the front garden
- Archway through to the **dining area** with ample space for dining table and chairs and study area with space for a desk and filing cabinet
- **Bedroom one** is a good sized double bedroom with a window to the side aspect and fitted wardrobes
- **En-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, wc, wall-mounted wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with a double glazed window to the front aspect
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, wc, pedestal wash hand basin, Velux roof window, fully tiled walls and flooring
- **Kitchen** incorporating roll top work surfaces, a good range of base and wall units, recess for fridge/freezer, attractive tiled splashbacks, integrated oven, grill, hob and extractor, partly vaulted ceiling with double glazed Velux roof window, window and a door leading out to the conservatory
- Fully double glazed **conservatory** with two radiators allowing for this room to be used all year round, a tiled floor and French doors leading to the rear garden
- **Inner lobby** with a door leading out to the front garden and front driveway
- **Cloakroom** incorporating a wc and fully tiled walls
- **Utility room** with work surfaces, base units, recess and plumbing for a washing machine and space for a fridge/freezer
- **Bedroom three** is a double bedroom with a window and door leading out to the garden
- **Further benefits** include replacement boiler, UPVC fascias and soffits and double glazing

**COUNCIL TAX BAND: D**

**EPC RATING: D**



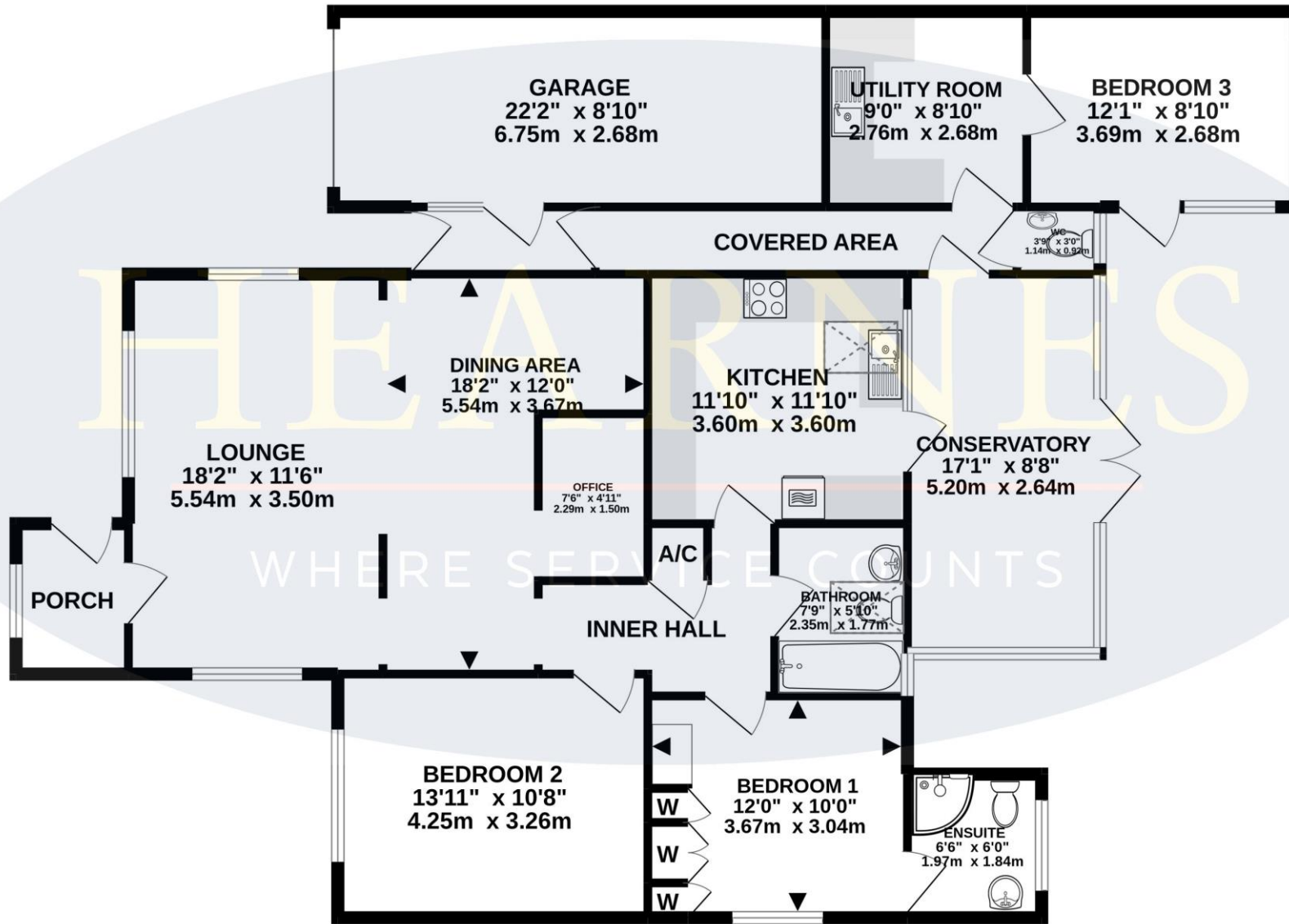






TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.

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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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.









## Outside

- **Rear garden** offering a good degree of seclusion, is paved for ease of maintenance, has a useful timber storage shed and well-stocked flower beds. There is a good sized area of secluded side garden measuring approximately 60ft in length. The side garden incorporates a paved patio with summer house, a good sized area of lawn, well-stocked flower beds and a side gate.
- The **front garden** has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs.
- A front driveway provides generous **off-road parking** and in turn leads up to a single garage.
- **Single garage** with a metal up and over door, light and power.

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





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