



Forest Way, Stapehill  
Wimborne, Dorset, BH21 7PB

# FREEHOLD PRICE

## £415,000

***“A deceptively spacious, 1,400 sq ft extended bungalow with a 90 ft secluded garden in a cul-de-sac location”***

This generous sized and extended two double bedroom, one bathroom semi-detached bungalow has an 18ft double glazed conservatory overlooking a 90ft secluded rear garden with a single garage and driveway, whilst situated in a sought after yet peaceful cul-de-sac location and conveniently located for both Wimborne and Ferndown. The rear garden measures approximately 90ft in width and is a superb feature as it's considerably larger than the average and backs onto an area of protected woodland.

- **An extended two bedroom bungalow with a 90ft secluded rear garden in a cul-de-sac location**
- **21ft Entrance hall** with airing cupboard and loft access
- **Modern kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, recess for cooker with extractor canopy above, recess for fridge and freezer, attractive tiled splashbacks, tile floor, a partly vaulted ceiling with a velux window flooring the kitchen with lots of natural light and double glazed door leading out onto the conservatory
- **18ft Conservatory** which is fully double glazed, has a tiled floor, a radiator allowing this room to be used all year round and a fitted desk unit and a double glazed door leading out into the rear garden
- **Cloakroom/utility room** with WC, cupboard housing gas fired boiler, recess and plumbing for washing machine, tiled floor and fully tiled walls (this was formerly a bathroom)
- **Dining room** with wooden flooring and a double glazed window to the front aspect with an archway through into the lounge
- **17ft Lounge** with a double glazed window to the front aspect. An attractive focal point of the room is a wood burning stove on a tiled hearth
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect, double glazed French doors leading out into the rear garden and benefitting from an excellent range of fitted wardrobes
- **Bedroom two** is also a generous size double bedroom with fitted wardrobes
- Spacious **family bathroom/shower room** refitted in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, large shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls
- The **rear garden** is a superb feature of the property as it backs onto woodland therefore offers an excellent degree of seclusion, is fully enclosed and has a maximum overall measurement of 90ft x 40ft
- Adjoining the rear of the property there is a **paved patio** which continues round one side of the bungalow. There is a large area of lawn with a further good size area of private paved patio. Also within the garden there is a **summer house** and a **useful timber storage shed** and a garden store which was formerly used as a dog kennel
- Behind the garage there is a **workshop**
- **A front driveway** provides generous off road parking and in turn leads up to a single garage
- **Single garage** has a side personal door, light and power and a metal up and over door
- **Further benefits** include: double glazing and a gas fired heating system

The market town of Wimborne is located approximately 3.5 miles away, whilst Ferndown offers and excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2 miles away.

**COUNCIL TAX BAND: C**

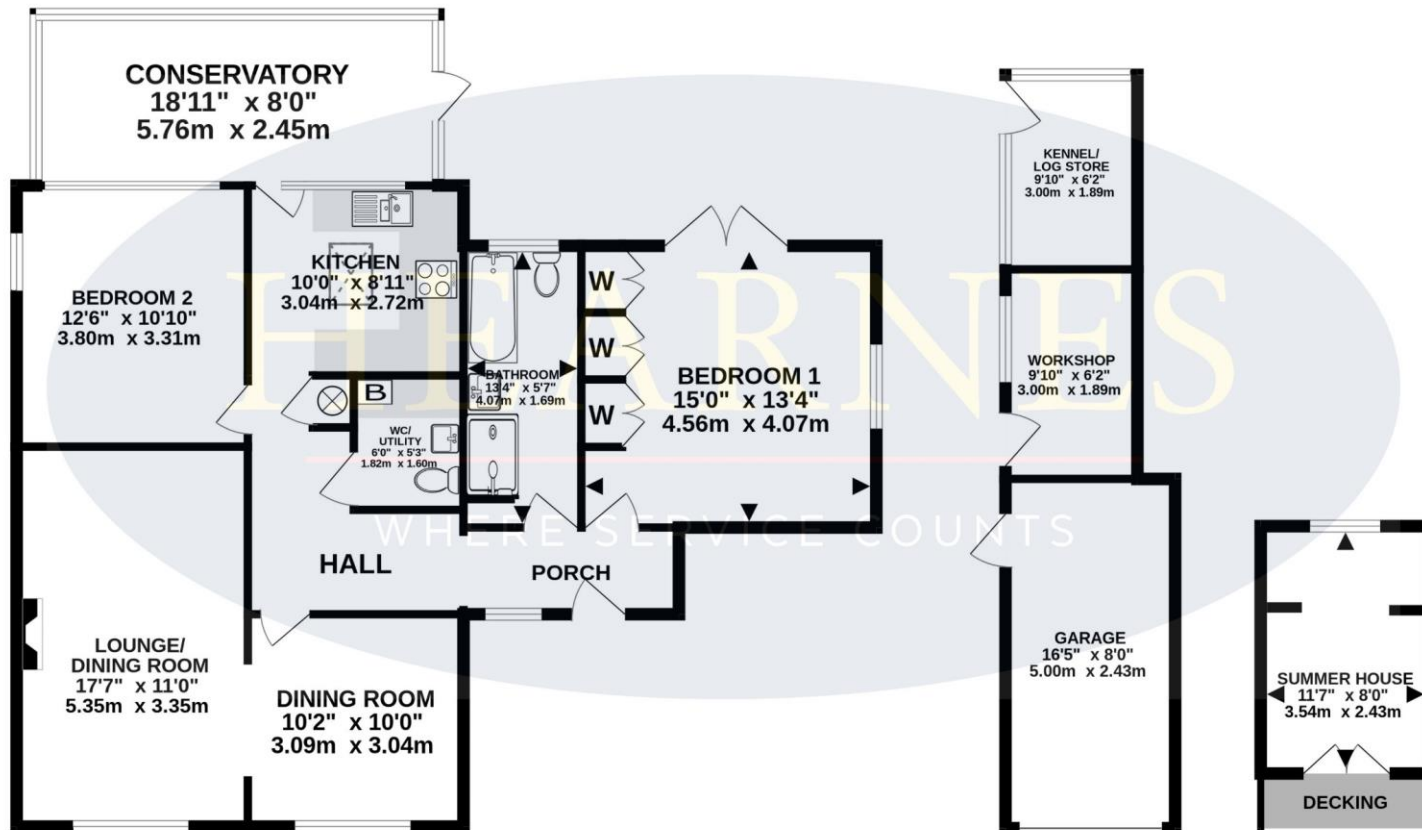
**EPC RATING: C**

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.



TOTAL FLOOR AREA : 1418 sq.ft. (131.8 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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GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITIONS  
339 sq.ft. (31.5 sq.m.) approx.

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