

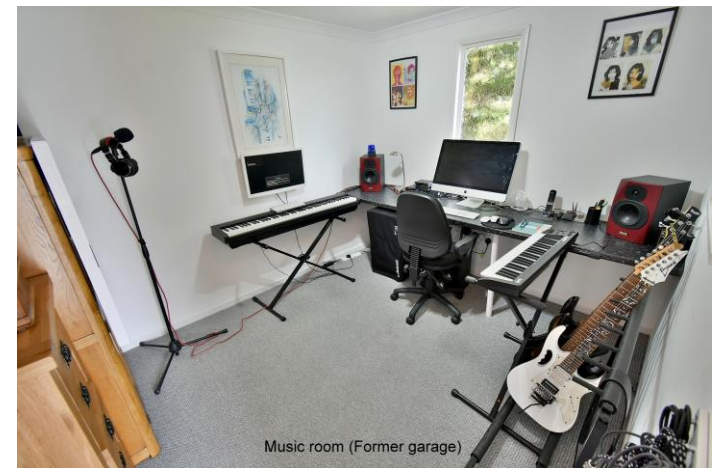
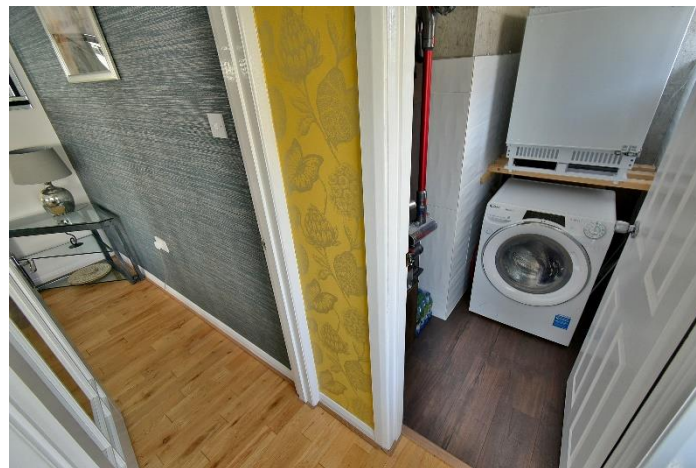
Gleneagles Close

Ferndown, BH22 8DE



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented and superbly positioned bungalow with a private west facing garden in a cul-de-sac location”

FREEHOLD GUIDE PRICE £530,000

This beautifully finished and well-proportioned two double bedroom, one bathroom, one shower room detached bungalow has a 15' double glazed conservatory overlooking a private west facing rear garden with a detached garage which has been converted to create a home office/studio and a driveway providing generous off road parking.

The property is situated in a sought after yet peaceful cul-de-sac location. An early viewing of this immaculately presented and superbly appointed bungalow is strongly recommended by the sole selling agents.

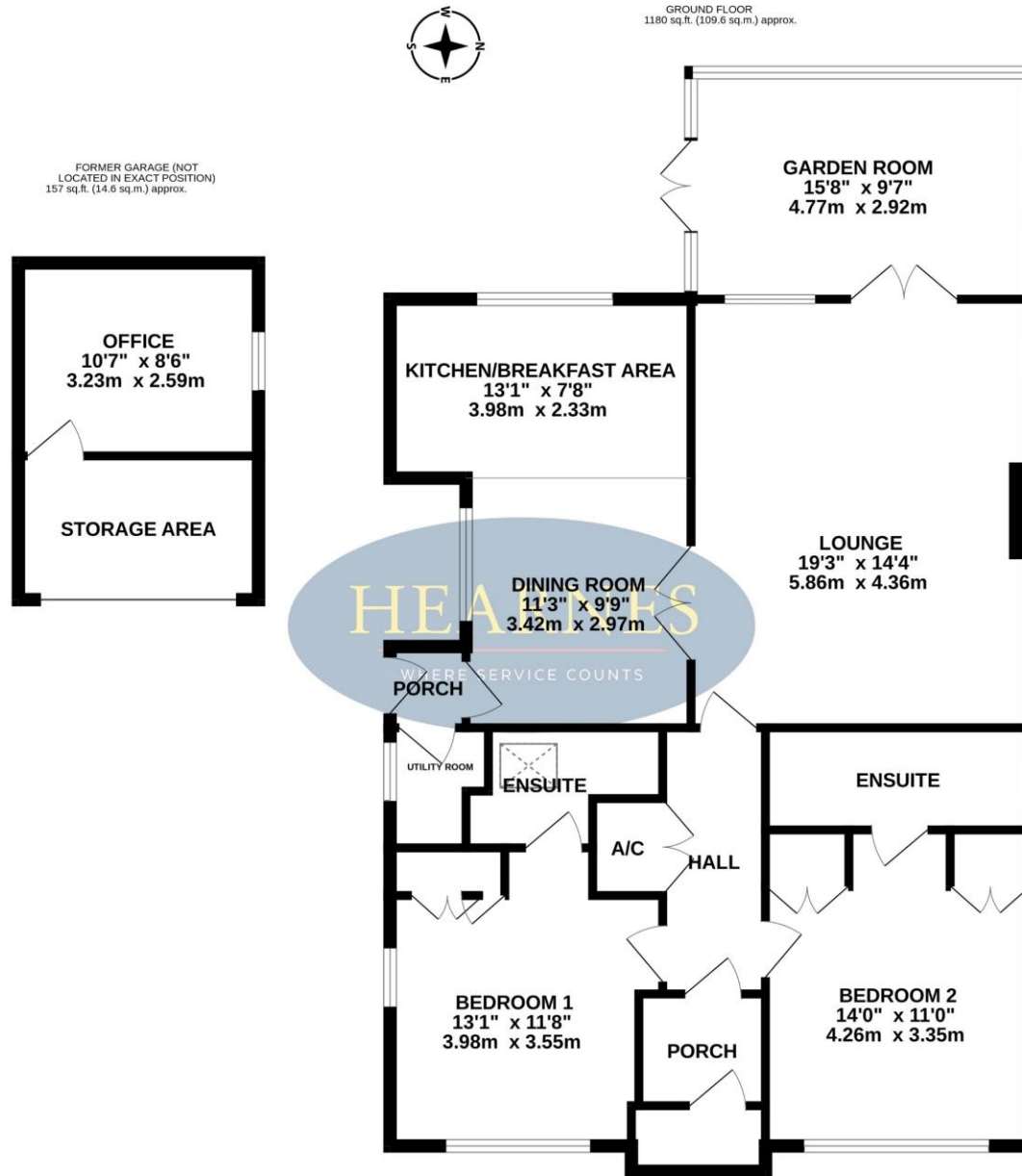
- **Two double bedroom, one bathroom, one shower room detached bungalow**
- Spacious **entrance hall** with oak flooring, cupboard housing a wall mounted gas fired boiler and hot water tank
- Impressive 19' **lounge** with oak flooring. An attractive focal point of the room is a living flame log effect remote control electric fire, double internal doors lead through into the kitchen/breakfast/dining room
- 15' **Garden room** has had a recently replaced insulated and tiled roof and has a radiator allowing for this room to be used all year round, double glazed French doors leading out into the rear garden and decked seating area
- 19' Beautifully finished open plan **kitchen/breakfast/dining room**
- **Dining area** has oak flooring and ample space for dining table and chairs
- **Kitchen/breakfast area** has ample rolltop worksurfaces with a good range of base and wall units, a granite breakfast bar, integrated oven, grill, hob, extractor and microwave, recess and plumbing for dishwasher, window overlooking the rear garden
- **Utility room** with plumbing for washing machine
- **Bedroom one** is a good sized double bedroom with oak flooring, window to the front aspect and two fitted double wardrobes with cupboards above
- Spacious **en-suite bathroom** finished in a white suite incorporating a panelled with shower over, contemporary wash hand basin with vanity storage beneath, WC and oak flooring
- **Bedroom two** is also a double bedroom with a fitted double and single wardrobe with cupboards above
- Spacious **en-suite shower room** finished in a modern white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls

COUNCIL TAX BAND: E

EPC RATING:







TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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 Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- The **rear garden** measures approximately 40' x 30', faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a decked seating area. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds
- Double wooden gates lead onto a side **driveway** providing generous off road parking for several vehicles and in turn leads down to a former detached single garage
- The garage has now been converted with the front section remaining for useful storage with a metal up and over door. The rear section of the garage has been converted into a **home office/studio**
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired heating system and an electric car charger

Ferndown town centre is located less than 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. There is also a small selection of amenities approximately 800 metres away.



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