

Library Road, Ferndown, Dorset, BH22 9JP



HEARNES

WHERE SERVICE COUNTS



“A generous sized and extremely versatile chalet bungalow in the heart of Ferndown town centre”

FREEHOLD GUIDE PRICE £425,000

This conveniently located and generously sized chalet bungalow boasts three double bedrooms, one bathroom, one shower room, two reception rooms and an integral single garage. It also has a mature and secluded south facing garden and an additional detached double garage, all within the heart of Ferndown town centre.

This superbly positioned and spacious chalet bungalow has been owned by its previous owners for thirty years and comes on the market with no onward chain and enormous potential for updating and expansion (stpp).

- **Entrance porch**
- Spacious **entrance hall**
- 20' **Lounge** with a picture window offering an outlook over the secluded and mature front garden. An attractive focal point of the room is an exposed stone fireplace, French doors lead out into the conservatory
- The **conservatory** is double glazed and has doors leading out onto the front and rear gardens
- **Dining room** with stairs rising to the first floor
- 24' **Kitchen/breakfast room** which enjoys a dual aspect and incorporates ample rolltop worksurfaces with a good range of base and wall units, integrated gas hob with extractor hood above, oven, microwave, recess and plumbing for washing machine, space for fridge freezer, larder cupboard, floor standing gas fired boiler, ample space for breakfast table and chairs. There is a door leading out to the inner lobby and a further door leading out to a cloakroom
- **Cloakroom** has a WC and wash hand basin
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- **En-suite shower room** finished in a white suite incorporating a good sized corner shower cubicle, wash hand basin with vanity storage beneath, bidet, WC, fully tiled walls
- **Bedroom two** is also a good sized double bedroom benefitting from fitted wardrobes
- Ground floor **family bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin, WC, fully tiled walls

First Floor

- Generous sized **double bedroom** enjoying a dual aspect. A door gives access into a large walk-in loft space
- **En-suite cloakroom** with WC and wall mounted wash hand basin

COUNCIL TAX BAND: F

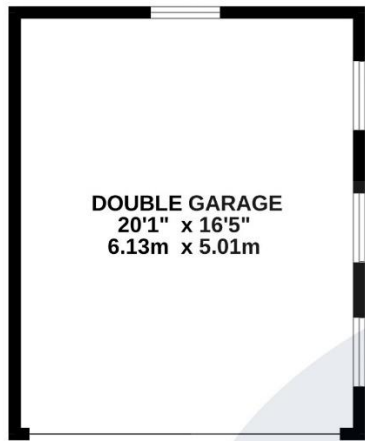
EPC RATING: E





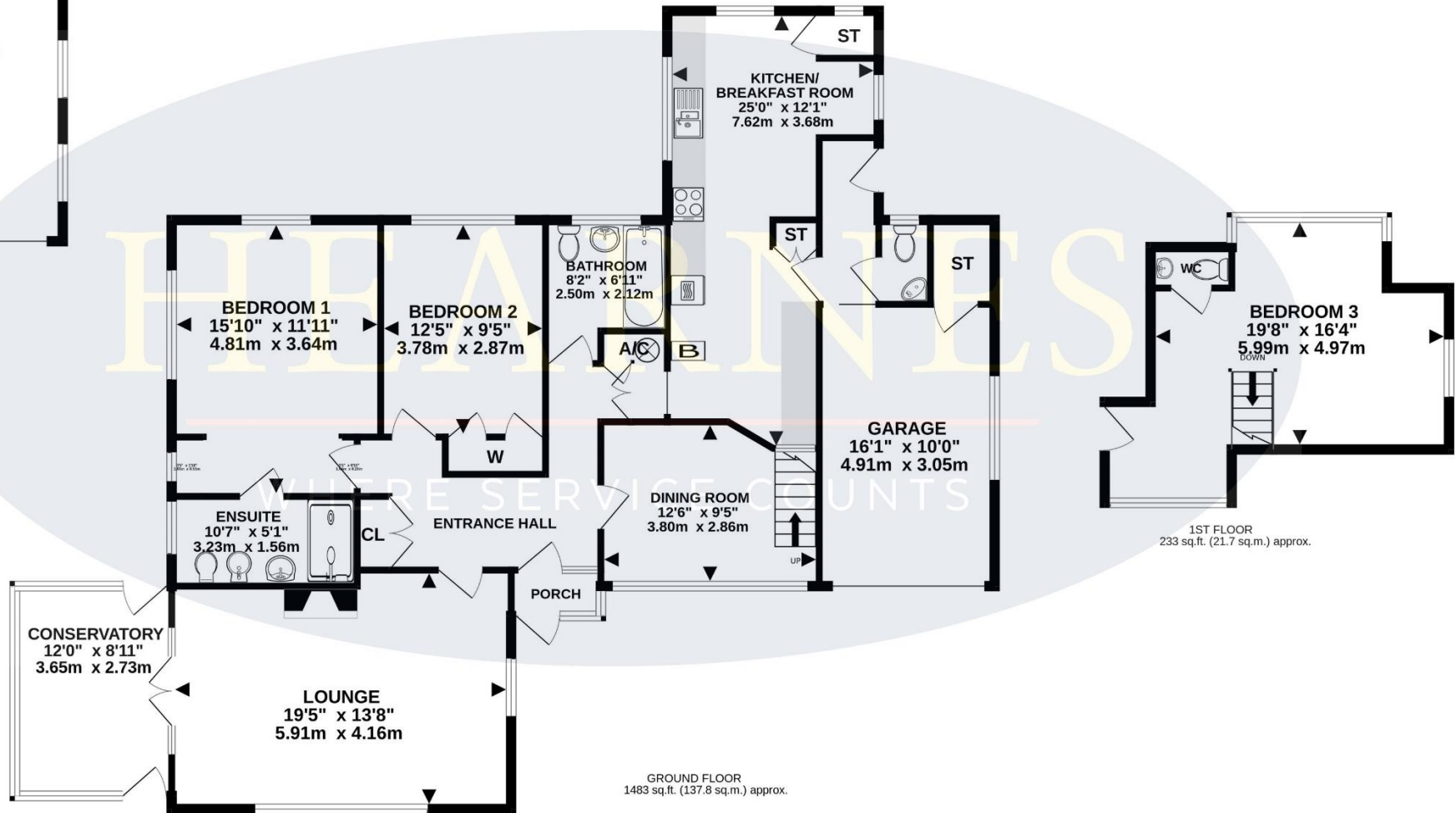
TOTAL FLOOR AREA : 2047 sq.ft. (190.2 sq.m.) approx.

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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DOUBLE GARAGE
20'1" x 16'5"
6.13m x 5.01m

NOT LOCATED IN EXACT POSITION
331 sq.ft. (30.7 sq.m.) approx.



GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.

1ST FLOOR
233 sq.ft. (21.7 sq.m.) approx.





Outside

- There is a well established **southerly facing and secluded garden** which consists of a paved patio area adjoining the property and the remainder predominantly laid to lawn with a selection of mature, attractive trees and shrubs. The garden continues down through an archway and measures approximately 80' in length
- There is also a small area of **garden** to the rear and side of the bungalow. This includes a potting shed and has been landscaped with paving and attractive shrubs for ease of maintenance
- There is a **double driveway** which provides generous off-road parking
- The property is conveyed with an **integral single garage** as well as a **detached double garage**
- **Further benefits** include double glazing and a gas fired heating system
- The property comes on the market with **no onward chain**

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



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