



**Fryers Road
Three Legged Cross, BH21 6YT**

FREEHOLD

PRICE £415,000

“A well presented bungalow with a larger than average and secluded garden situated in a cul-de-sac location”

This conveniently located and generous sized three bedroom, one bathroom, one shower room detached bungalow has a 90' x 50' secluded rear garden, single garage and driveway providing generous off road parking.

This light and spacious bungalow is tucked away in a cul-de-sac location and is conveniently located for all the local amenities.

- **A three bedroom detached bungalow with a larger than average secluded garden in a cul-de-sac location**
- Spacious **entrance hall**
- Generous sized dual aspect **lounge/dining room** with a woodburning stove creating a fantastic focal point of the room, sliding patio doors leading out into the generous sized secluded rear garden
- **Third bedroom/reception room** which is located off the lounge so can be used as required
- **Bedroom one** is a generous sized double bedroom
- **'Jack and Jill' shower room** which is also en suite to bedroom one incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is a generous sized double bedroom benefitting from a good range of fitted wardrobes
- **Kitchen/breakfast room** incorporating ample rolltop worksurfaces, good range of base and wall units, recess and plumbing for washing machine, recess for cooker, space for fridge freezer, space for breakfast table and chairs, tiled floor, double glazed window overlooking the rear garden, double glazed door leading out onto a side driveway
- **Bathroom** incorporating a panelled bath with mixer taps, pedestal wash hand basin, WC, partly tiled walls
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and is considerably larger than the average with a maximum overall measurement of 90' x 50. Adjoining the rear of the property there is a paved patio. The remainder of the garden is predominantly laid to lawn. The lawn extends round to a further area of side garden where there is a summerhouse and pond surrounded by paved patio area. A side gate gives access into the front garden. The rear garden is also fully enclosed
- Single **garage** has a remote control Garolla roll up and over door, replacement wall mounted gas fired Worcester boiler, light and power and a rear personal door. Adjoining the rear of the garage there is a lockable garden store
- **AGENTS NOTE:** The owner has agreed with their neighbour that the side boundary will be moved
- A front and side **driveway** provides generous off road parking and in turn leads up to a single garage. There is a good sized area of front lawn
- **Further benefits** include double glazing and a gas fired heating system with replacement boiler

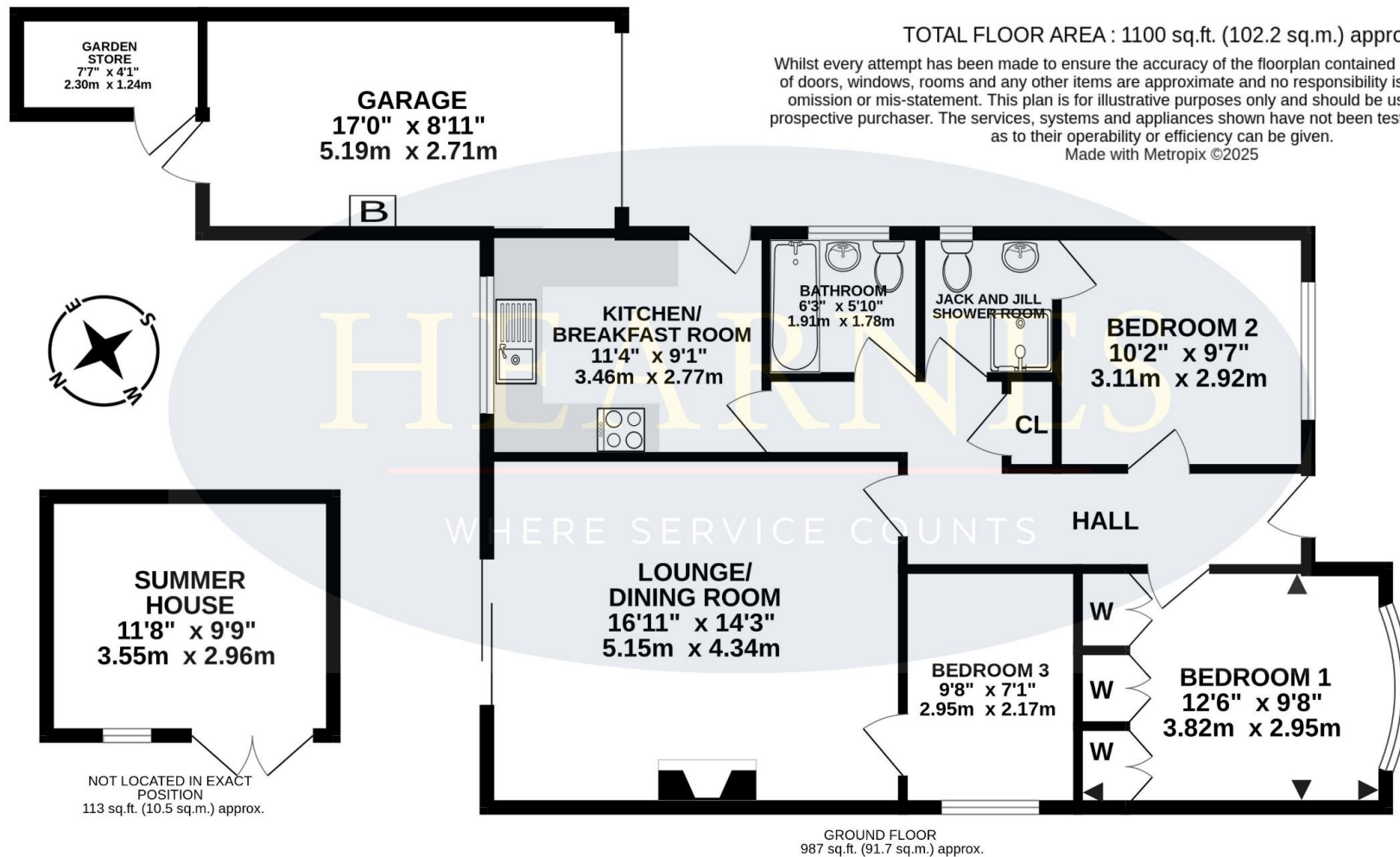
The village centre of West Moors is located approximately 2.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 4.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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