



Dugdell Close
Ferndown, Dorset, BH22 8BQ

FREEHOLD PRICE

£300,000

“A modernised and spacious family home in a cul-de-sac with no chain”

This immaculately presented and modernised three bedroom, mid-terraced family home has an enclosed rear garden, single garage and driveway whilst tucked away in a cul-de-sac location and now coming to the market offered with no onward chain.

This light, spacious and modernised family home has undergone a number of improvements and is offered in immaculate condition.

- **A three bedroom mid-terrace family home with no chain**

Ground floor:

- **Spacious entrance hall** with understairs cupboard and internal door leading through into an integral garage
- **Cloakroom** finished in a white suite with WC, wash hand basin and vanity storage beneath
- **20ft Dual aspect lounge/dining room**
- **The lounge area** has a double glazed window to the front aspect
- **The dining area** has double glazed door leading out into the rear garden
- **Refitted modern kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated Neff oven, grill, hob and extractor, integrated Bosch fridge and freezer, recess and plumbing for slimline dishwasher, attractive tiled splashback, double glazed window overlooking the rear garden and double glazed door giving access

First floor:

- **Landing** with cupboard housing a wall mounted gas fired boiler
- **Bedrooms one and two** are both double bedrooms with fitted wardrobes
- **Bedroom three** is a generous size single bedroom with fitted wardrobes
- **Shower room** refitted in a stylish white suite incorporating a corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

Outside:

- **The rear garden** measures approximately 35ft in length and is fully enclosed
- Adjoining the rear of the property there is **paved patio area**. The remainder of the garden is predominantly laid to lawn. A path leads down to a rear pedestrian access
- **A front block paved driveway** provides off road parking which in turn leads up to an integral single garage
- **Integral single garage** has light and power, metal up and over door, plumbing for washing machine and an internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1.5 miles away.

COUNCIL TAX BAND: C

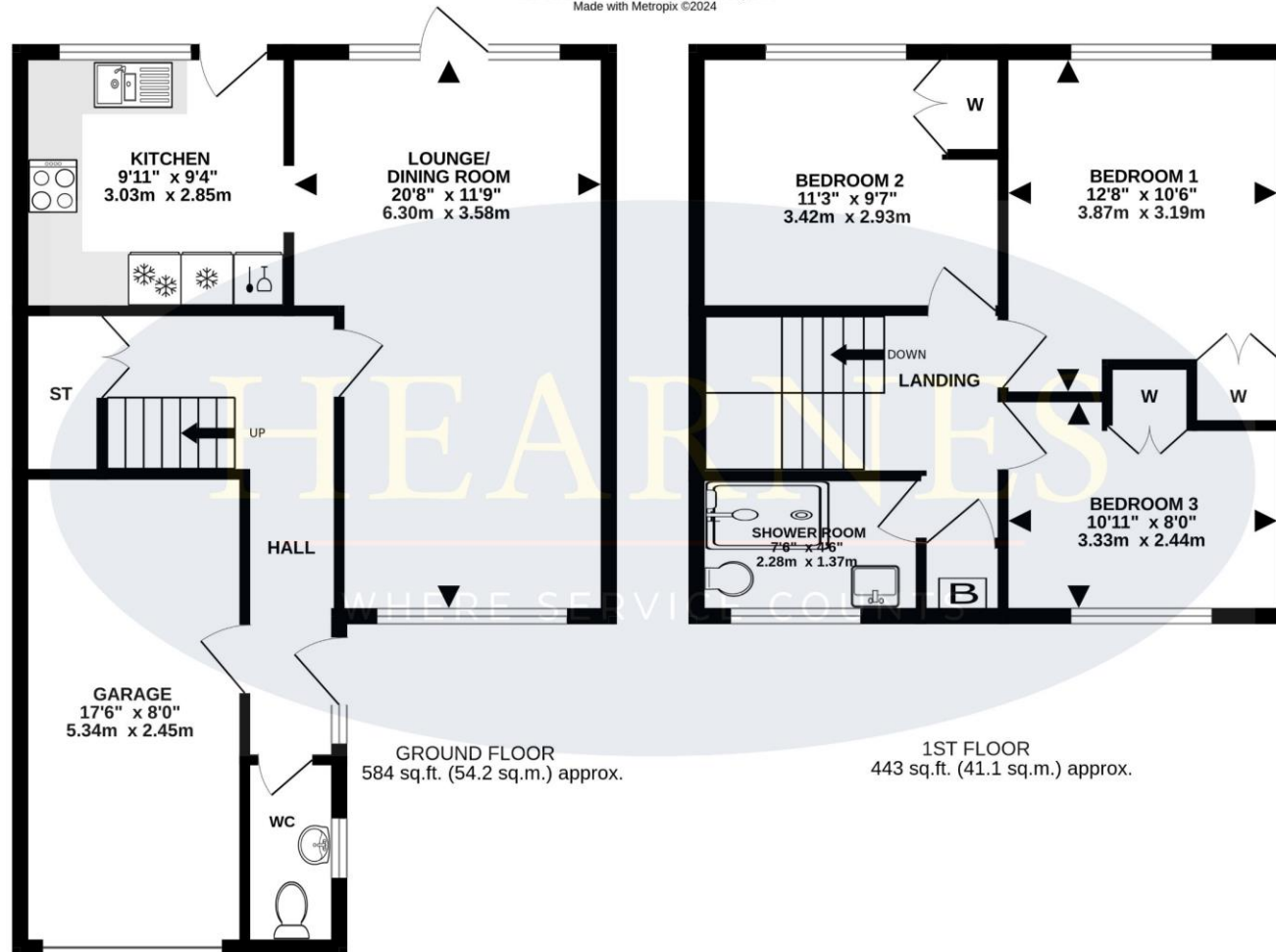
EPC RATING: C

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 : 1027 sq.ft. (95.4 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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