

# St Mary's Road

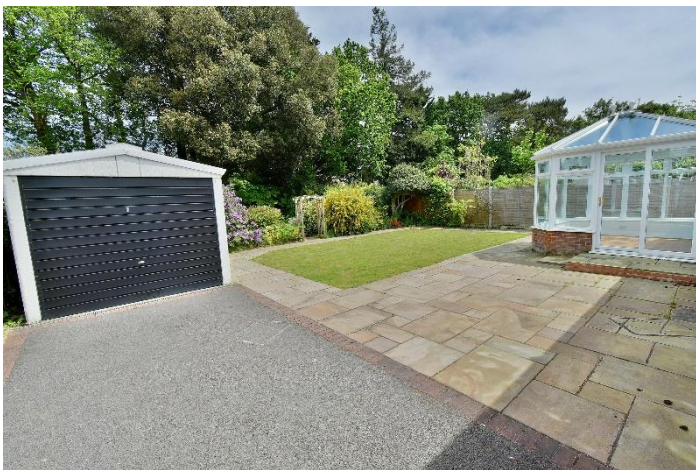
Ferndown, Dorset BH22 9HB



**HEARNES**

WHERE SERVICE COUNTS







***“A modernised and superbly positioned bungalow with a 100ft private garden in a sought after town centre cul-de-sac location”***

**FREEHOLD PRICE OFFERS OVER £500,000**

This superbly positioned and modernised three bedroom, one shower room detached bungalow has a double glazed conservatory overlooking an approximately 100 ft secluded rear garden with detached single garage and driveway providing generous off road parking.

This immaculately presented and modernised bungalow is tucked away at the end of a sought after cul-de-sac location whilst occupying a larger than average plot and conveniently located approximately 100 metres from Ferndown’s town centre. The property also now comes to the market offered with no onward chain.

- **A three bedroom detached bungalow occupying a large, secluded plot with no chain**
- **Spacious entrance hall** with double storage cupboard
- **Cloakroom** finished in a modern white suite
- Generous size **dual aspect lounge**
- 17’5” 9’11” Refitted open plan **kitchen/breakfast/dining room**
- **The kitchen area** has been beautifully finished with extensive granite worktops with matching upstands and attractive splashbacks, integrated AEG electric hob with extractor canopy above, integrated fridge and freezer, double oven and washing machine with a double glazed door leading out into the rear garden. The granite worktops continue round to form a breakfast bar
- **The dining area** has an opening through into the lounge and sliding patio doors leading out into the conservatory
- **The conservatory** is fully double glazed and enjoys a pleasant outlook over the private and mature garden
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a small single bedroom, ideally suited as an office
- Spacious and refitted **family shower room** incorporating a large walk-in shower area, pedestal wash hand basin, WC, fully tiled walls

**COUNCIL TAX BAND: D**

**EPC RATING: E**



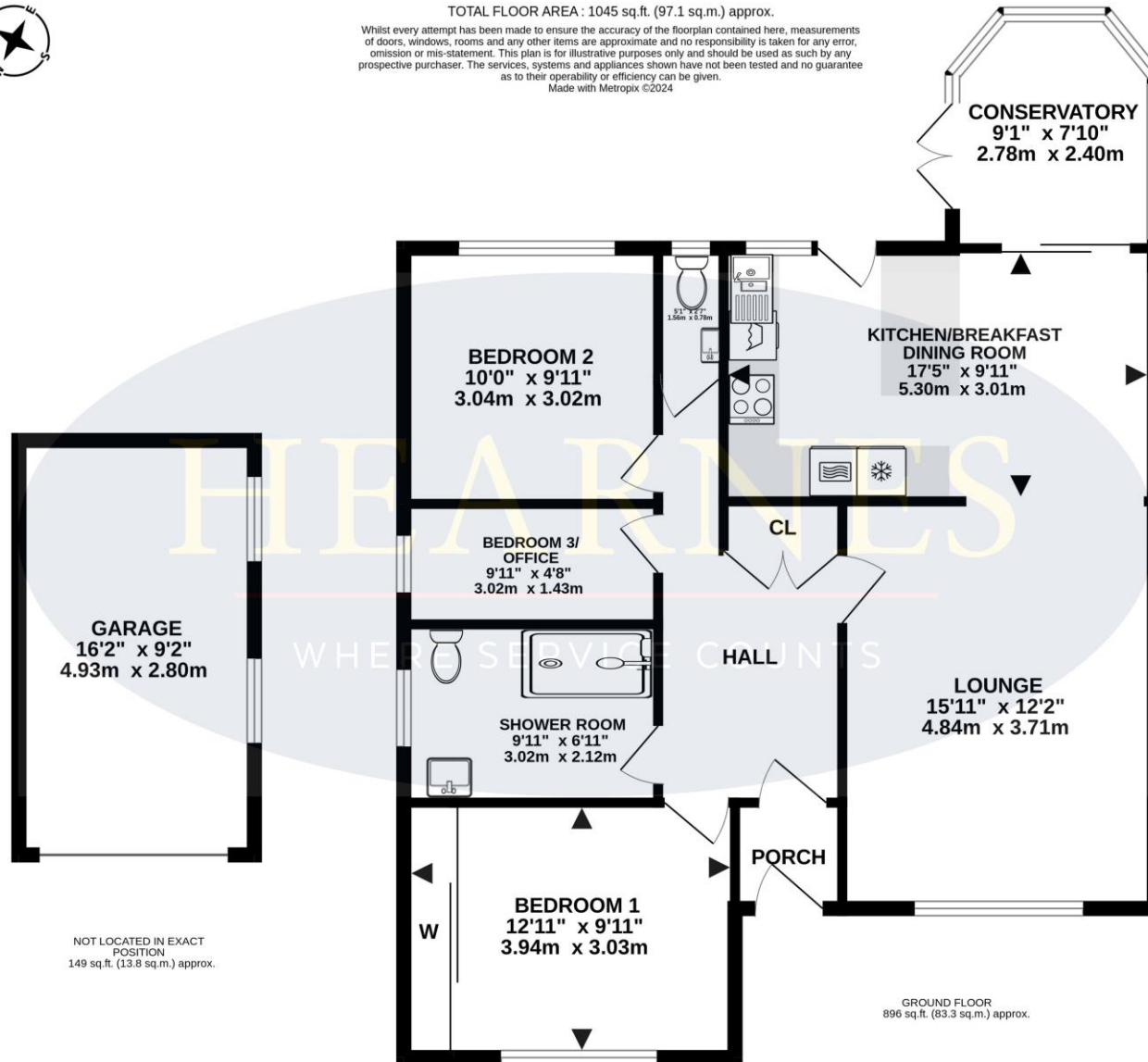






TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

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** is a superb feature of the property and measures approximately 100 ft in length
- Adjoining the rear of the property there is a good sized **Indian Sandstone paved patio** with a path which continues round a lawned area. A further path continues down to a further area of secluded lawn. At the far end of the garden there is an additional area of mature garden with plants and shrubs
- The garden itself must be seen to be fully appreciated and is fully enclosed by fencing
- **A front driveway** provides generous off road parking
- **A side driveway**, in turn, leads down to a detached single garage
- **Detached single garage** has a metal up and over door
- **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.





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