

# Ryan Close

Ferndown, Dorset BH22 9TP





# *“A deceptively spacious 1,500 sq ft bungalow with a secluded west facing garden and no chain”*

**FREEHOLD PRICE £550,000**

This immaculately presented and generous sized three double bedroom, one bathroom, one shower room, detached bungalow has a double glazed conservatory overlooking a private West facing rear garden with a single garage and driveway, whilst tucked away in a peaceful yet sought-after cul-de-sac location and offered with no onward chain.

This deceptively spacious 1,500 sq ft bungalow has been owned by the current owners for circa 23 years over which time it has been extremely well maintained and has also had a number of improvements. An early viewing is strongly recommended to fully appreciate the property's overall size, secluded plot, and superb location.

- **1,500 sq ft Three double bedroom detached bungalow with no chain**
- **Entrance Porch**
- 19ft x 12ft spacious **entrance hall**, with a double airing cupboard, double coat cupboard and additional useful storage cupboard
- Impressive **21ft lounge**, an attractive focal point of the room is a living flame coal effect gas fire with stone surround, sliding patio doors lead out into the conservatory and bi-fold internal doors lead through into the dining room
- **Conservatory** is fully double glazed, has a radiator allowing for this room to be used all year round and a tiled floor
- **Dining room** has a double glazed window overlooking the rear garden
- **13ft kitchen** incorporating roll top work surfaces, good range of base and wall units, integrated Bosch double oven, hob and extractor, slimline dishwasher, integrated fridge, fully tiled walls, double glazed window to the side aspect opening through into a utility room
- Spacious **utility room** with sink unit, recess and plumbing and for a washing machine, wall mounted gas fired Worcester boiler, base and wall units, fully tiled walls and double glazed door leading out onto a side path
- **Bedroom one** is a large double bedroom benefitting from an excellent range of fitted wardrobes
- **En-suite shower room** incorporating a corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobes
- **Bedroom three** is a double bedroom, has previously been used as an office with a fitted wardrobe
- **Family bathroom/shower room** incorporating a corner bath, separate shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: D**



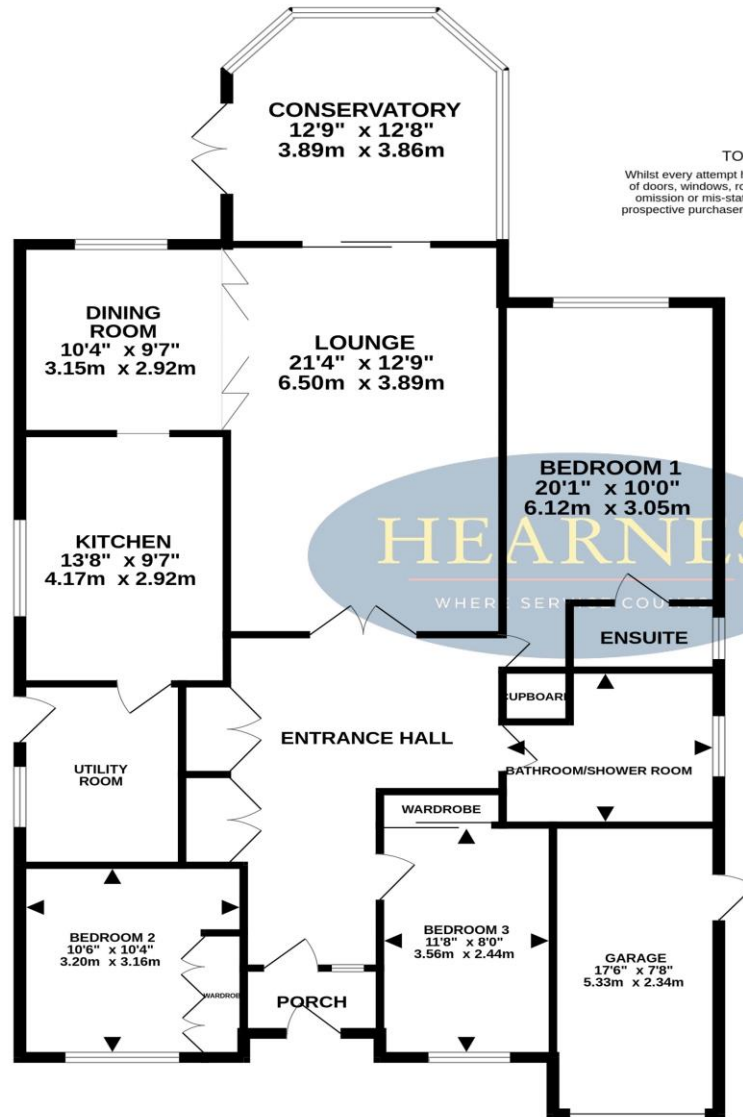


GROUND FLOOR  
1572 sq.ft. (146.1 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.1 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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## Outside

- The **rear garden** measures approximately 45ft x 30ft, faces a Westerly aspect, offers an excellent degree of seclusion
- The garden has been landscaped for ease of maintenance and is mainly paved which is bordered by a well stocked flower bed
- Within the garden there is a **potting shed and greenhouse** with side path and side gates located on both sides of the property
- **A front block paved driveway** provides generous off-road parking, which in turn leads up to a single garage
- **Single garage** has a remote control roll up and over door, light and power and a side personal door

Further benefits include double glazing, a gas fired heating system and the property now comes onto the market with no onward chain.

Ferndown town centre is located 1.5 miles away. Ferndown offers an excellent range shopping, leisure and recreational facilities.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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