



Bunting Road, Ferndown
Dorset, BH22 9QZ

FREEHOLD PRICE

£365,000

“Superbly presented and thoughtfully modernised semi detached house within popular school catchments”

This well-presented semi detached house has been modernised and updated throughout, together with a landscaped rear garden, garage and driveway parking.

The property is situated in an extremely convenient location within easy reach of local popular schools, regular bus routes and Ferndown town centre approximately 1 mile away.

The accommodation comprises; three double bedrooms served by a modern family bathroom, separate shower cubicle, a spacious open plan lounge/dining area with patio doors giving access to and overlooking the rear garden and a contemporary refitted kitchen with integrated appliances and wooden flooring.

Other benefits include modern gas-central heating, double glazing, wood laminate flooring, entrance porch, recently re-laid off-road parking and driveway hardstanding to a single garage with side access to the wonderful open aspect landscaped garden with three functional levels of patio, lawn and play area, making it ideal for families.



Ground Floor:

- **Entrance porch**
- **Lounge/dining room** with wood laminate flooring, enjoying an impressive dual aspect with a window to the front aspect and French doors in the dining area leading out to the rear garden
- Stylish **modern kitchen** comprising; range of wall and base mounted units and wooden worktops, inset butlers sink with window above, integrated double oven and inset 5 ring gas ‘Smeg’ hob with extractor above, solid oak flooring, integrated concealed dishwasher, integrated fridge/freezer and space for a washing machine

First Floor:

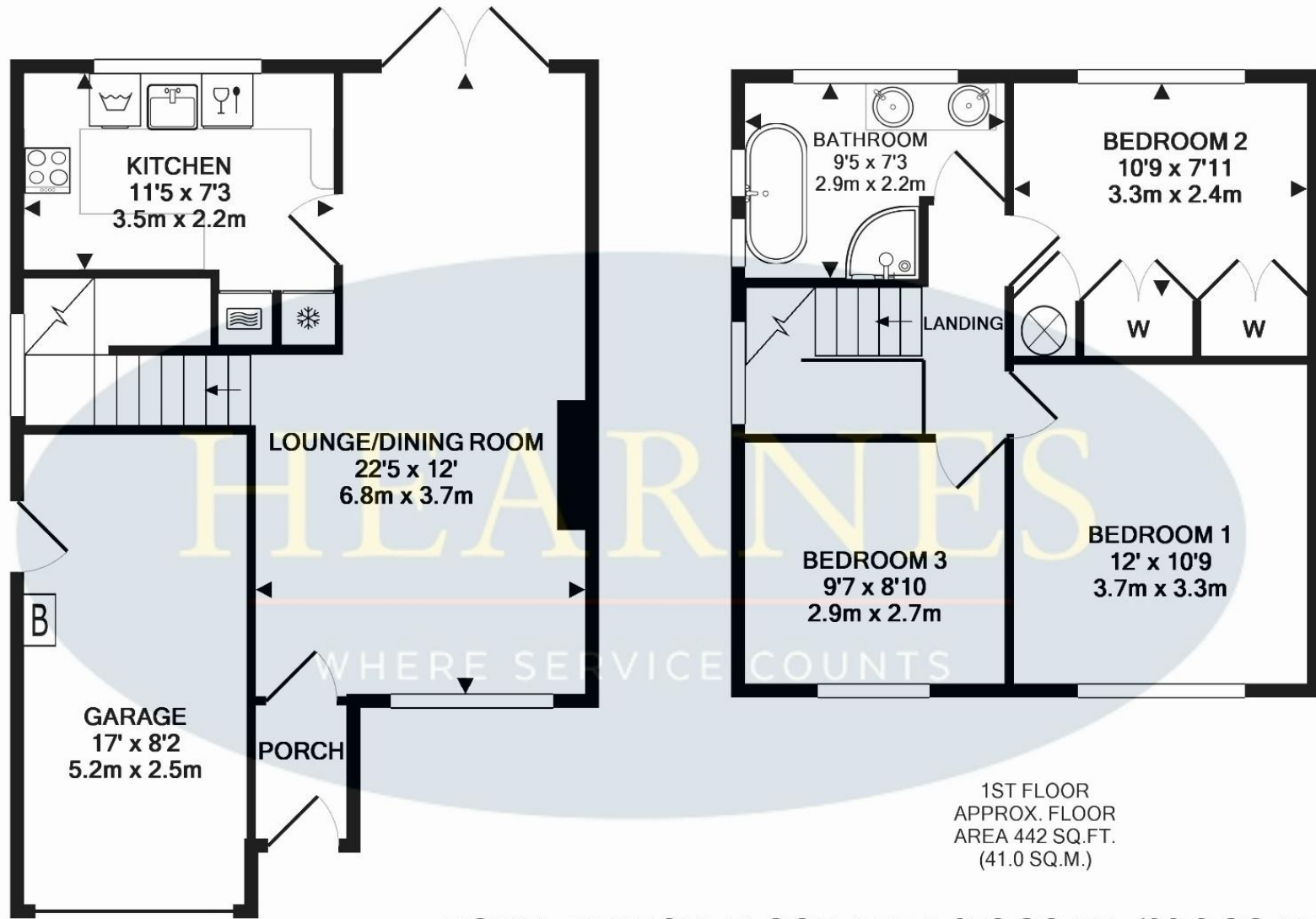
- **Landing**
- **Bedroom one** with a view to the front aspect
- **Bedroom two** with a view to the rear aspect
- **Bedroom three** with a view to the front aspect
- **Bathroom** superbly appointed with modern white suite, LED lighting and underfloor heating, contemporary bath with central taps, separate shower cubicle, vanity unit with circular his and hers basins, wc, contrasting tiled walls and flooring and dual aspect windows
- Front driveway providing **parking for two vehicles**, leading up to an integral garage
- **Integral single garage** with up and over door, wall-mounted gas-fired boiler, light and power
- **Rear garden** which is a particular feature, measuring approximately 40ft x 25ft, enclosed by timber fencing, with elevated views from a comprehensive paved patio with steps down to an area of level lawn and further steps down to a lower private section of garden. There are rooftop and far reaching views towards West Moors from the first floor bedrooms.



COUNCIL TAX BAND: C

EPC RATING: C

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GROUND FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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