

Ameysford Road

Ferndown, Dorset BH22 9QE



HEARNES

WHERE SERVICE COUNTS



“A stunning detached modern bungalow set in a small exclusive close refurbished and maintained to a very high standard”

FREEHOLD PRICE £560,000

This superbly presented detached bungalow provides three double bedrooms, luxury en-suite and family bathroom, bespoke fitted kitchen/breakfast room, spacious lounge/dining room and a wonderful bright double glazed conservatory.

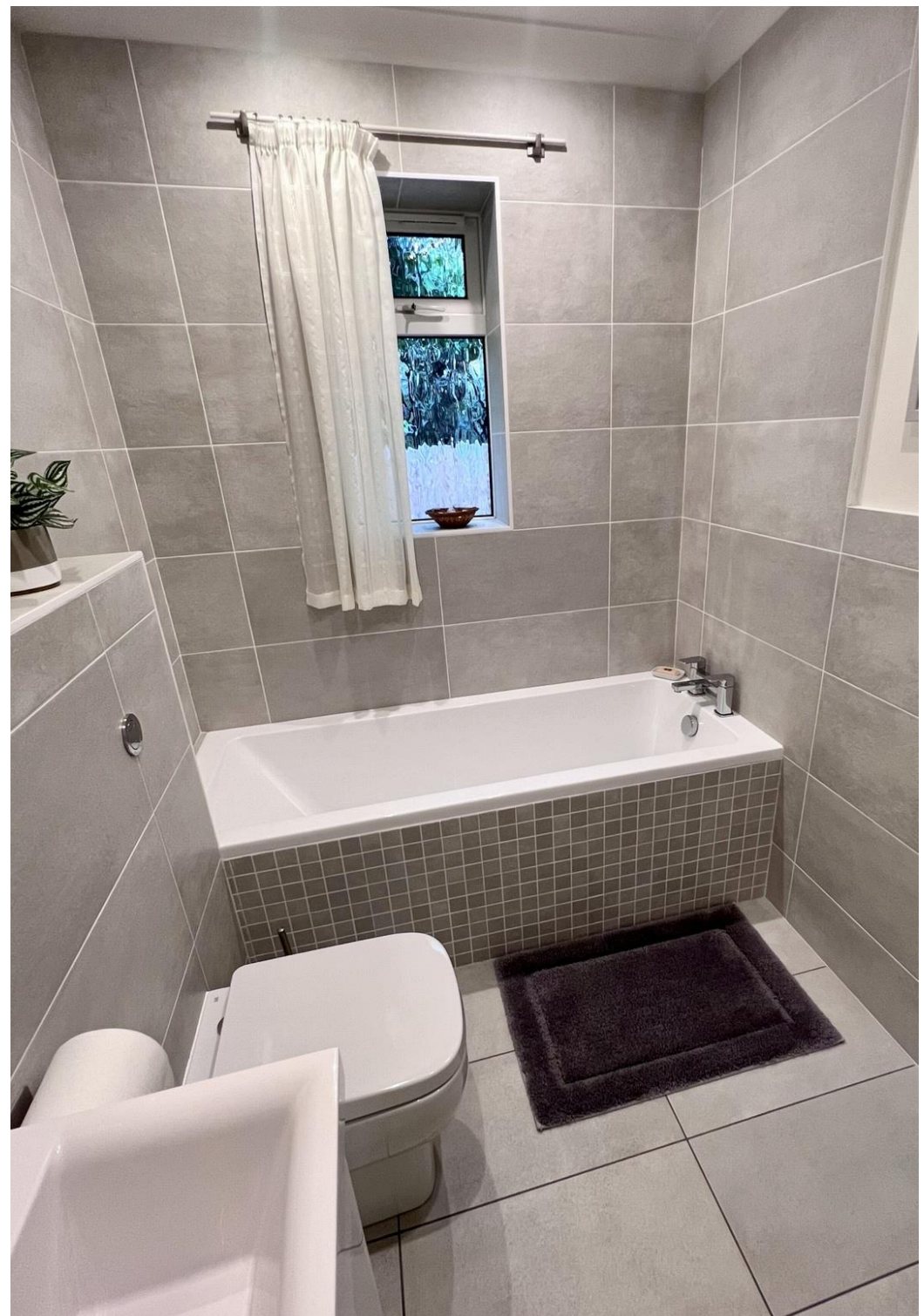
The property is located towards the head of a small close adjacent to woodland and paddocks in a prime location within convenient access of local schools, regular bus routes and Ferndown’s town centre shops and amenities.

- **A refurbished and well maintained detached modern bungalow set in a prime location**
- L-shaped **entrance hall** with double glazed door, storage cupboard and oak flooring
- Bespoke fitted **kitchen/breakfast room** with comprehensive range of base and wall mounted units, oak effect worktops, ceramic sink unit, double oven with integrated grill in smaller oven, inset induction hob, integrated and concealed dishwasher, fridge/freezer and washing machine. Door leading to the side patio garden
- 18ft Dual aspect **sitting room** with ornate mock fireplace and oak flooring. Double doors give access into the conservatory
- **Conservatory** situated at the rear overlooking the garden with double glazed windows to three aspects making this a light and airy room currently used as a dining room/hobbies room
- **Bedroom one** has a double glazed window to the side aspect, timber flooring and space for wardrobes and door to luxury en-suite
- Luxury **en-suite shower room** with shower cubicle, vanity unit with oval sink unit, concealed WC, tiled splashbacks and flooring
- **Bedroom two** has a double glazed window to the side aspect, oak flooring
- **Bedroom three** double glazed corner window, oak flooring
- **Bathroom** refitted in a contemporary suite comprising panelled bath, vanity wash hand basin, WC with concealed cistern, part tiled mosaic walls & flooring, double glazed window to the rear aspect

COUNCIL TAX BAND: E

EPC RATING: C

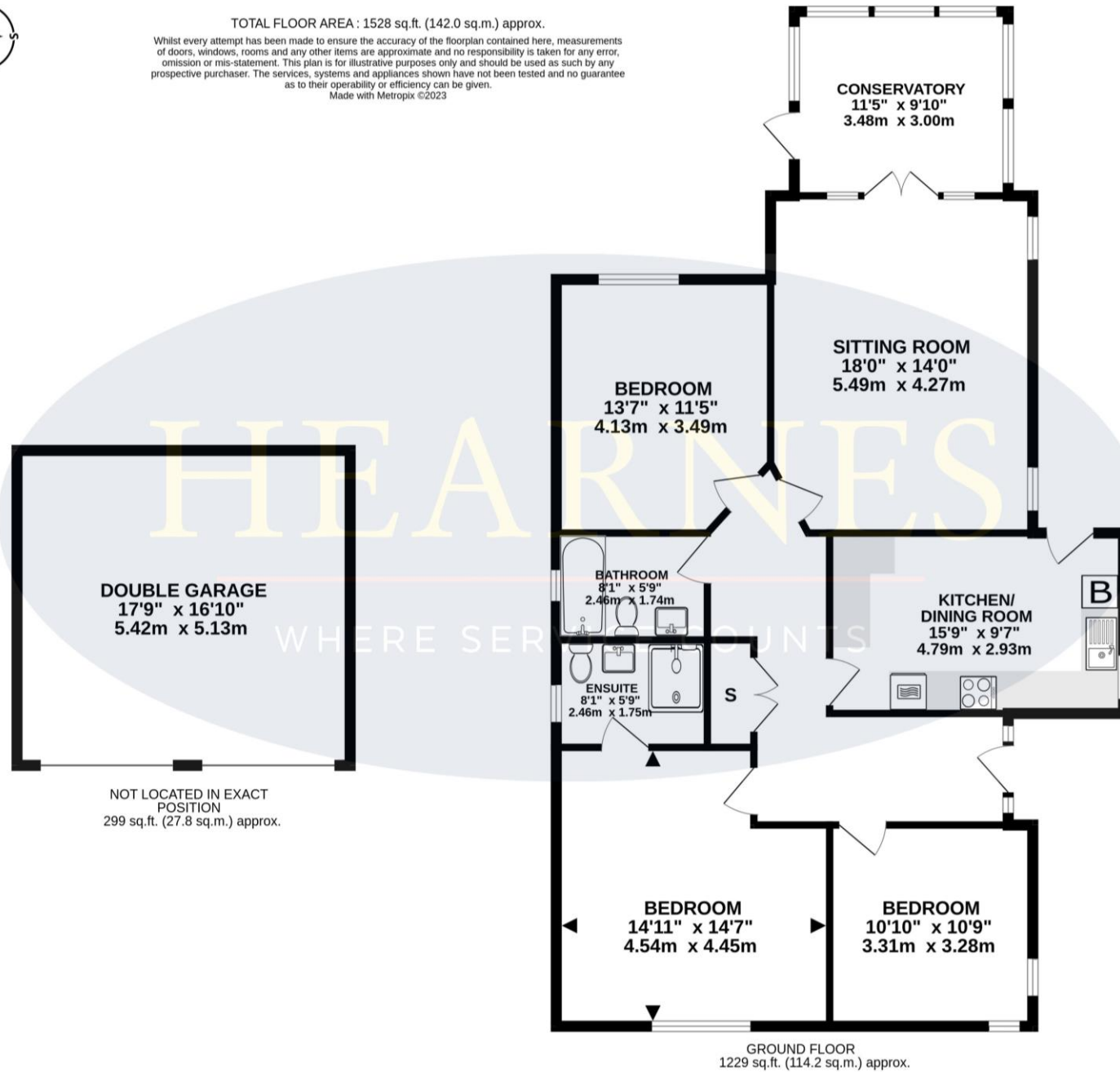






TOTAL FLOOR AREA : 1528 sq.ft. (142.0 sq.m.) approx.

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 Hearnest 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 particular feature of the property as it is divided into four low maintenance sections with raised decking, patio artificial turf and private enclosed patio all enclosed by panel fencing with private access & wooded outlook. There is gated access to both sections of the garden
- A block paviour **driveway** providing off road parking and in turn leads to a double garage
- **Double garage** with two single up and over doors, power and lighting

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.2 miles away.



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