

Chander Close

Ferndown BH22 8DW



HEARNES

WHERE SERVICE COUNTS



“Exceptional quality detached bungalow providing over 1,800 sq ft of well planned living space set in beautiful landscaped gardens offered with no chain”

FREEHOLD GUIDE PRICE £725,000

This superb example of an individually designed detached bungalow offers a high build quality with extremely well proportioned rooms.

The property occupies a particularly private position in one of the areas most sought-after cul-de-sacs due to its proximity to Ferndown town centre, approximately ½ mile away, access to nearby Ferndown Golf Club, regular bus routes and access to the A31 commuter routes to Ringwood and Wimborne.

The well presented accommodation comprises three bedrooms, served by an ensuite and family bathroom, a wonderful 17'0 x 14'0 dual aspect lounge with sliding doors to the double glazed conservatory, making full use of the views across the rear garden, a formal separate day room and comprehensively fitted kitchen/breakfast room and adjacent utility room.

Other benefits include, gas central heating, double glazed impressive 18'0 x 16'9 double garage with integral access and driveway parking for several vehicles, including safe storage for a motorhome.

- **Open storm porch** with secure double glazed front door
- **Entrance Hall** – door to cloaks cupboard and airing cupboard and integral fireproof door to the garage
- **Lounge** – impressive dual aspect with double glazed sliding patio doors and central feature fireplace, further double doors allow access to;
- **Dining room** – further impressive dual aspect reception room
- **Kitchen/breakfast room** – traditional style comprises a range of base and wall mounted units, integrated oven, inset gas hob, sink unit, double glazed window and dishwasher below, tiled walls and glazed display cabinets door to;
- **Utility room** space, power and plumbing for appliances, door to garden
- **Conservatory** – spacious, light, triple aspect, double glazed windows and doors, with pitched polycarbonate roof
- **Bedroom one** – dual aspect with range of fitted furniture
- **Ensuite modern suite**, including a dual width shower cubicle
- **Bedroom two** – double glazed window
- **Bedroom three** – double glazed window
- **Bathroom** – fully tiled with matching suite

COUNCIL TAX BAND: G

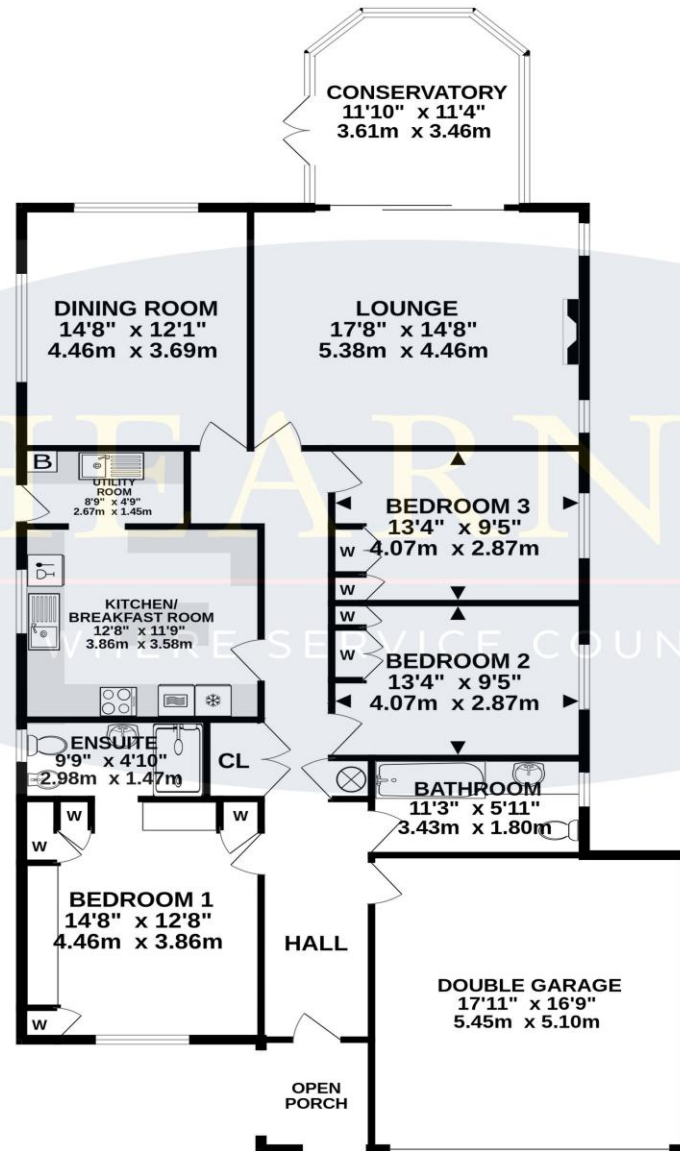
EPC RATING: C





TOTAL FLOOR AREA : 1841 sq.ft. (171.1 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 entire plot measures 0.2 of an acre
- **Front** – the driveway provides sections of parking for several vehicles and side access
- **Garage** – 18'0 x 16'9 internal power and lighting and integral door
- **Rear Garden** – 65' x 70' (to one side of the bungalow)

A beautifully maintained and landscaped oasis of mature planting and specimen borders around a level lawn, section of patio and vast area to one side catering for vegetable growing with timber shed, trellis creepers and well stocked borders



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