



Hilltop Road, Ferndown
Dorset, BH22 9QT

FREEHOLD

GUIDE PRICE £475,000

This generous sized and immaculately presented three double bedroom, one bathroom, one shower room detached bungalow has a 12 ft conservatory overlooking an 80ft secluded south facing garden, with a driveway providing generous off-road parking, which in turn leads up to a detached single garage.

This generous sized and modernised bungalow has been owned by the current owners for circa 23 years. The property is conveniently located for all the local amenities and is offered in immaculate condition. An early viewing is strongly recommended.

- **Three double bedrooms detached bungalow with a secluded 80ft south facing garden**
- **20ft Entrance Hall** with cupboard housing wall mounted gas fired Valiant boiler
- Good generous sized **lounge** with living flame electric fire and attractive marble surround creating a focal point to the room, sliding patio doors leading out to a **conservatory**.
- 12ft fully double glazed **conservatory** with French doors leading out to the rear garden.
- **Dual aspect refitted modern kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, integrated Neff oven hob and extractor, recess and plumbing for washing machine, recess for fridge and freezer, space for breakfast table and chairs, Karndean flooring, double glazed door leading out to the rear garden.
- **Bedroom one** is a generous sized double bedroom benefitting from floor to ceiling wardrobes with sliding doors and a storage cupboard.
- **Bedroom two** is a large double bedroom with a fitted storage cupboard
- **Bedroom three** is also a double bedroom with airing cupboard and fitted wardrobe.
- **Main family bathroom** has been refitted in a stylish white suite and incorporates a panelled bath with mixer taps and shower hose, a WC, wall mounted wash hand basin with vanity storage beneath and fully tiled walls
- **Shower Room** refitted in a contemporary style white suite to incorporate a separate shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath and fully tiled walls.
- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 80ft x 40ft. Within the rear garden there is a recently laid porcelain paved patio, along with two areas of generous sized lawn which are well kept, a gravel path continues down through the garden to a detached shed.
- A side driveway provides generous **off-road parking** which in turn leads up to a detached single garage.
- **Detached single garage** has double doors with power and light
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and gas fired heating system with a replacement boiler

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

COUNCIL TAX BAND: C

EPC RATING: D

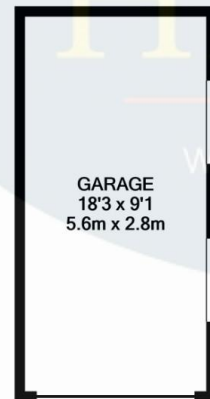
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“Immaculately presented modernised bungalow with an 80ft secluded south facing garden”

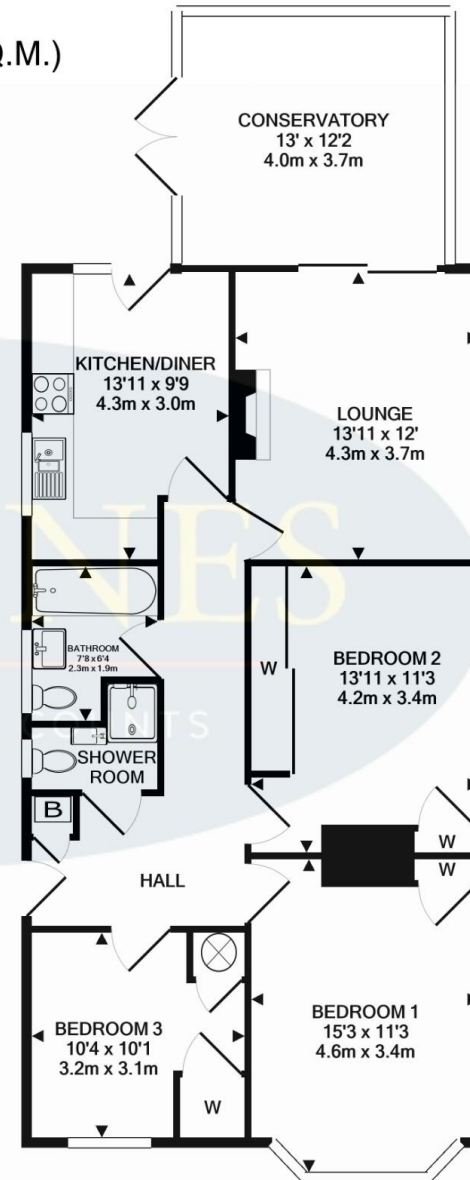


TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

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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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 166 SQ.FT.
(15.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1057 SQ.FT.
(98.2 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

