

Dorset Avenue, Ferndown, Dorset, BH22 8HP



HEARNES

WHERE SERVICE COUNTS



“A deceptively spacious and immaculately presented bungalow occupying a secluded and southerly facing plot”

FREEHOLD GUIDE PRICE £760,000

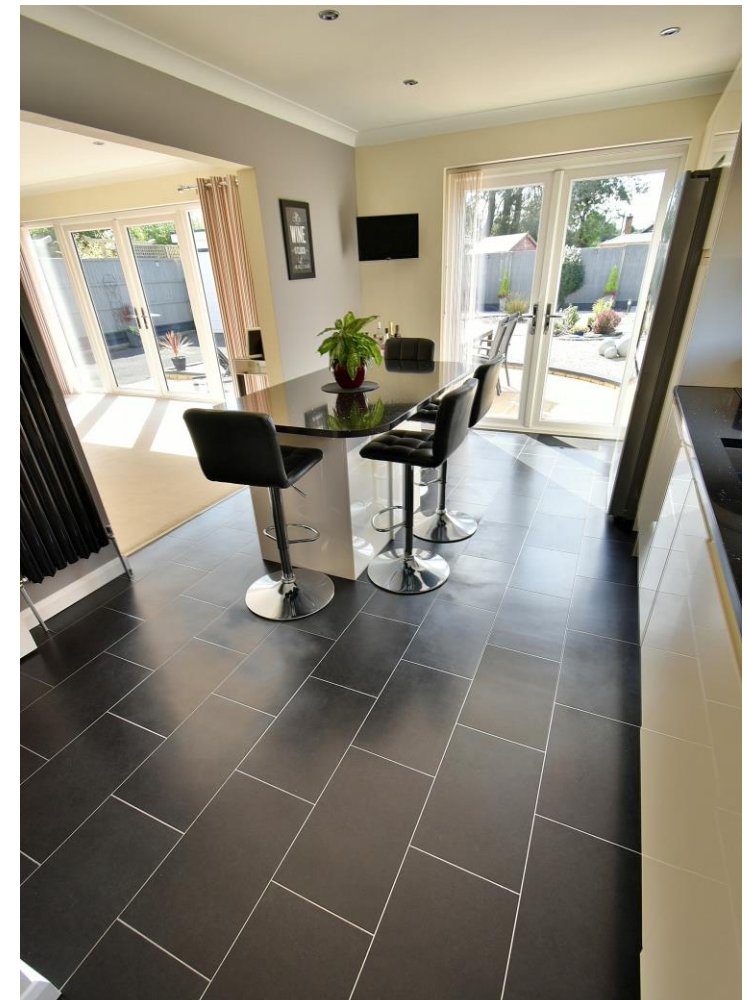
This beautifully finished and generous sized three double bedroom, two shower room detached bungalow has a secluded and southerly facing rear garden, former detached double garage now used as a gym and driveway providing generous off road parking for several vehicles.

This superbly positioned and deceptively spacious bungalow is situated in a sought after yet convenient location within Ferndown.

- **Three double bedroom detached bungalow with a private south facing rear garden**
- 20' **Entrance hall** with a double coat/shoe cupboard and double airing cupboard
- 21' Triple aspect **lounge/dining room** with double glazed french doors leading out onto the private south facing rear garden
- 22' Dual aspect **kitchen/breakfast room** beautifully finished with extensive quartz worktops and upstands, good range of base and wall units with underlighting and LED plinth lighting, central island unit also finished with a quartz worktop which continues round to form a breakfast bar, integrated wine cooler, integrated Bosch induction hob, oven/microwave, fan oven, washing machine and dishwasher, recess and plumbing for an American style fridge freezer, Amtico tiled effect flooring and double glazed French doors leading out to the rear garden and patio
- **Bedroom one** is a generous sized double bedroom benefitting from a double and a single fitted wardrobe
- **En-suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with a fitted wardrobe
- **Bedroom three** is again a double bedroom currently being used as a study
- **Family shower room** finished in a contemporary white suite incorporating a large walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: F

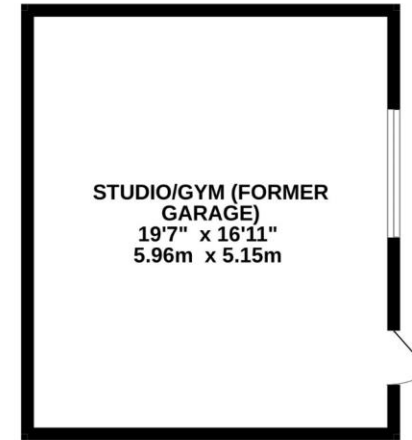
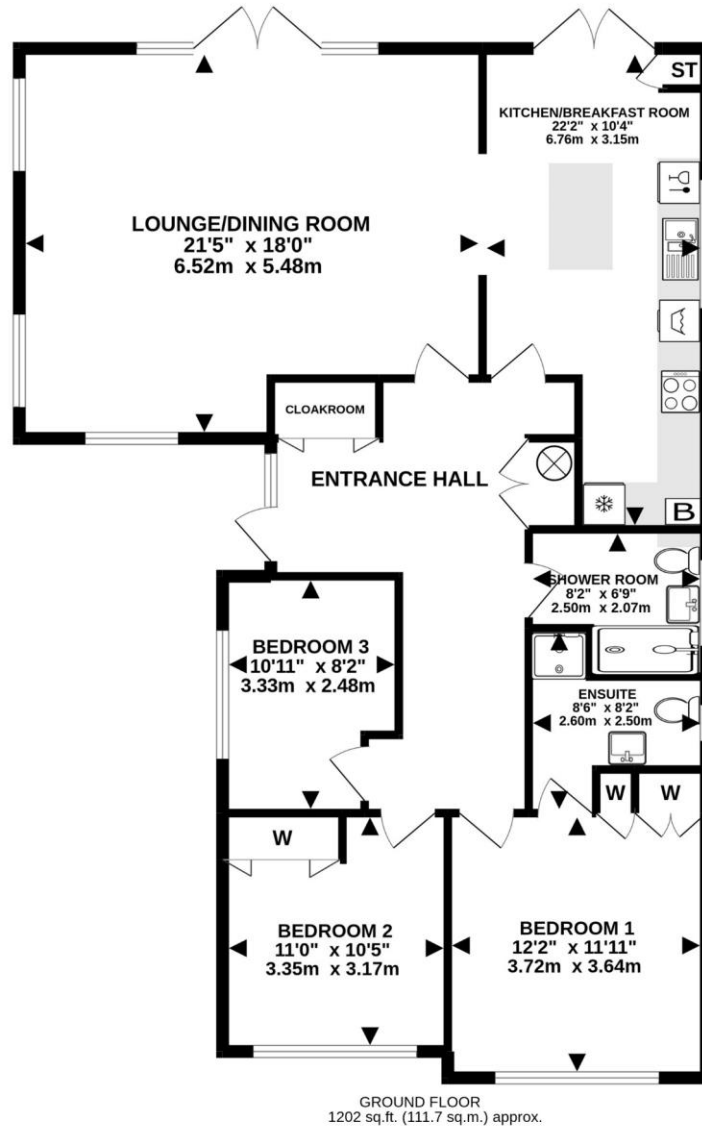
EPC RATING: D





TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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.
Made with Metropix ©2022



NOT LOCATED IN EXACT
POSITION
330 sq.ft. (30.7 sq.m.) approx.





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect, measures approximately 50' x 50'. The garden has been landscaped for ease of maintenance
- Adjoining the rear of the property there is a semi circular paved patio with a path leading down to a side gate. The remainder of the garden is laid to gravel with patio areas and two circular well stocked flower beds. Located behind the garage is a useful storage area with a garden shed. Also within the garden there is a detached former garage now used as a gym but would make an ideal home office or studio
- Former detached **double garage** has the metal up and over door remaining, side personal door, light and power
- A side driveway provides generous off road parking for several vehicles which in turn leads up to double wrought iron gates which opens to vehicular access to former garage
- The **front garden** has been landscaped for ease of maintenance
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

There is a small selection of amenities on Glenmoor Road approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.



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



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne