

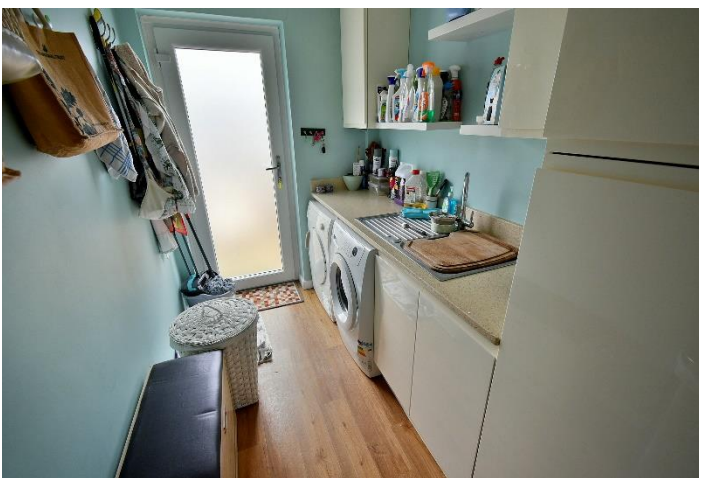
# Apple Tree Grove

Ferndown, Dorset BH22 9LA



**HEARNES**

WHERE SERVICE COUNTS



# *“A substantially enlarged bungalow occupying a good sized private corner plot”*

**FREEHOLD PRICE £550,000**

This modernised and extended three double bedroom, one bathroom, two en-suite shower room, two reception room detached bungalow occupies a good sized private, corner plot with detached single garage and generous off-road parking, Enjoying a popular and convenient location within Ferndown approximately 600 metres from the town centre.

This deceptively spacious bungalow has been substantially enlarged and modernised by the current owner. The gardens offer an excellent degree of seclusion, and the property also has generous off road parking for several vehicles.

- **Three double bedroom, two reception room, one bathroom, two en-suite shower room detached bungalow**
- 24ft **Entrance hall**
- 20ft Dual aspect **lounge** with living flame coal effect gas fire and French doors opening out onto the rear garden and patio
- Separate **dining room** enjoying a dual aspect
- The **kitchen/breakfast room** has been refitted and beautifully finished with extensive Quartz worktops and upstands, good range of base and wall units with underlighting. There is an excellent range of integrated Neff appliances to include; gas hob and extractor canopy above, combination oven and separate oven, dishwasher and fridge/freezer, space for breakfast table & chairs, kick board LED lighting
- **Utility room** has also been refitted and is finished with Quartz worktops, base and wall units, recess and plumbing for washing machine, door leading out onto the side path
- **Bedroom one** is a good size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobe, bedside cabinet and drawer storage
- **En-suite shower room** refitted in a stylish white suite to incorporate a separate shower cubicle, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobe
- **En-suite shower room** refitted in a modern white suite incorporating a separate shower cubicle, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls
- **Bedroom three** is a good size double bedroom currently being used as a study benefitting from an excellent range of fitted office and bedroom furniture including wardrobes, drawer storage, desk, cupboards and shelving
- **Family bathroom** refitted in a modern white suite incorporating a Jacuzzi spa bath, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: D**

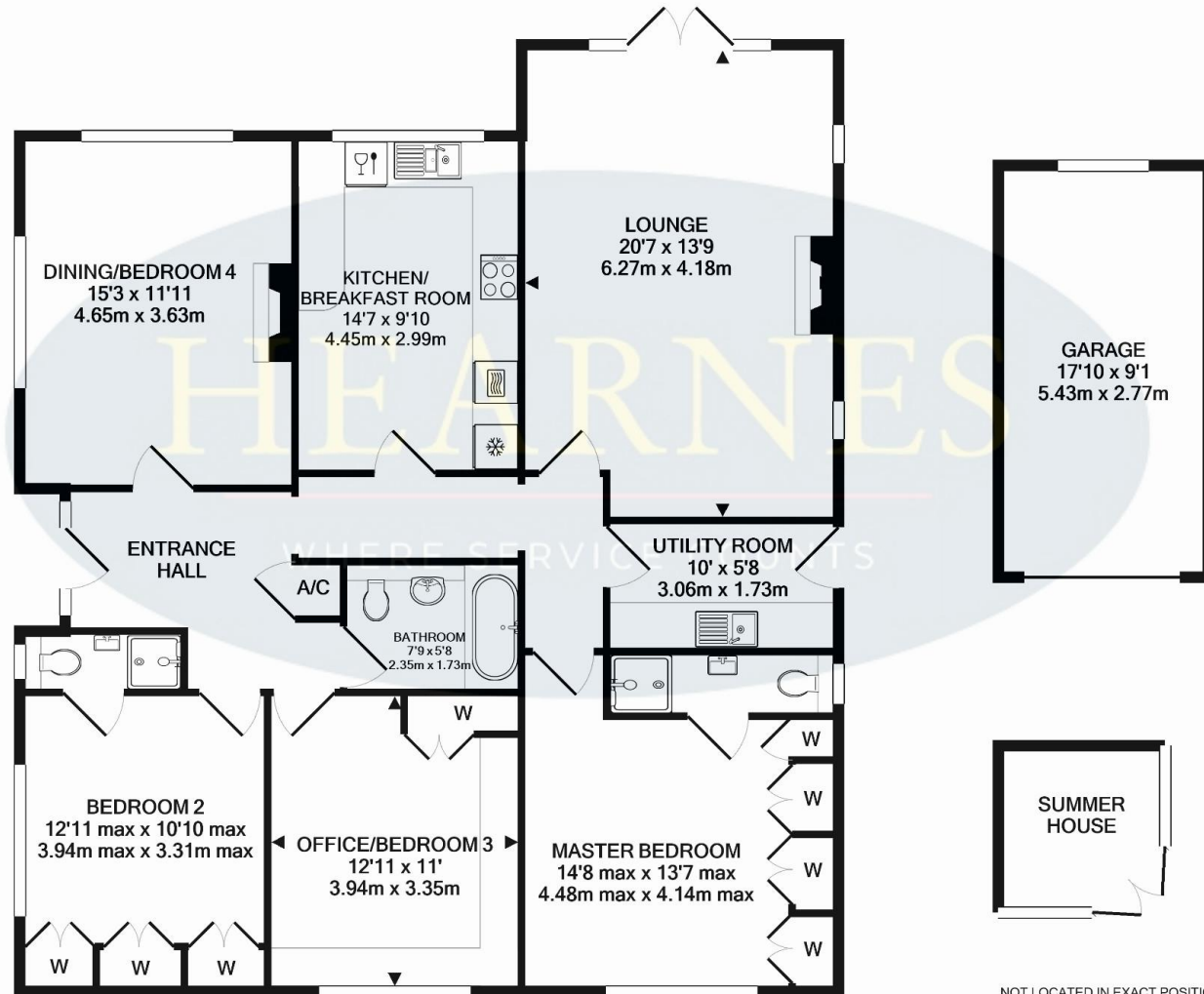




**TOTAL APPROX. FLOOR AREA 1563 SQ.FT. (145.2 SQ.M.)**

Whilst every attempt has 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 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  
APPROX. FLOOR  
AREA 209 SQ.FT.  
(19.5 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1353 SQ.FT.  
(125.7 SQ.M.)





## Outside

- The main area of **formal garden** measures approximately 45ft x 45ft, faces a westerly aspect, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the property there is a large, paved patio. The remainder of the garden is predominantly laid to lawn. In the corner of the garden there is a useful **timber storage shed**
- A side path leads down along side the bungalow to a further area of private garden
- Located on the opposite side of the property there is an area of gravelled, private garden with a **summerhouse** and a hard standing providing an ideal storage for boat or caravan with double wooden gates giving vehicle access
- A **front 'in and out' driveway** provides **generous off-road parking** for several vehicles
- **Detached single garage** has metal up and over door, light and power
- **Further benefits include;** security alarm, replacement UPVC fascias & soffits, double glazing and a gas fired central heating system with replacement boiler

Ferndown offers an excellent range of shopping leisure and recreational facilities.



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