



**Ford Close, Ferndown  
Dorset, BH22 8AA**

# FREEHOLD PRICE

## £350,000

***“Detached three bedroom bungalow with modern fitted kitchen, lounge/dining room and converted detached garage, offered with no chain”***

This well proportioned detached bungalow provides three bedrooms served by an adapted walk in wet/shower room and separate wc together with a spacious lounge/dining room and modern kitchen.

Other benefits include a modern gas combination boiler, double glazing, private front and rear mature gardens and driveway parking for several vehicles to a detached garage with replacement double glazed doors to the front providing multiple uses.

The property is located in a small cul-de-sac in an extremely convenient location only 300 yards from a Sainsbury's Superstore and regular bus route via the A31 with access to Wimborne and Ferndown.

The property requires some modernisation and is offered with no forward chain.

- **Entrance porch**
- **Entrance hall** is L shaped with two sets of double cupboards, one housing the gas boiler, hatch to loft
- **Lounge/dining room** is L shaped and open plan with two windows to front aspect
- **Kitchen** comprising range of base and wall mounted units with adjoining worktops, integrated oven and four ring gas hob with extractor above, sink unit with window above and door giving access to the side and garden, space for tall standing fridge/freezer and plumbing for washing machine, door to hall and dining area
- **Bedroom one** with window to rear aspect and range of fitted mirror fronted sliding door wardrobes and additional cupboards
- **Bedroom two** window to rear aspect
- **Bedroom three** window to side aspect, built in double cupboard
- **Shower room** is adapted to provide a suitable walk in shower wet room with wash hand basin and window
- **Cloakroom/wc** with wc and window

### Outside

#### Front

- Section of **level lawn** with iron double gates to the driveway providing parking for two to three vehicles leading to the garage
- **Garage/hobbies room 19ft x 19'10"ft**

#### Rear

- **Rear garden (42' x 28')** The rear garden is particularly private with level lawn, timber shed, access to both sides of the property, enclosed by timber fencing with concrete posts on one side and mature hedging to the rear

**COUNCIL TAX BAND: D**

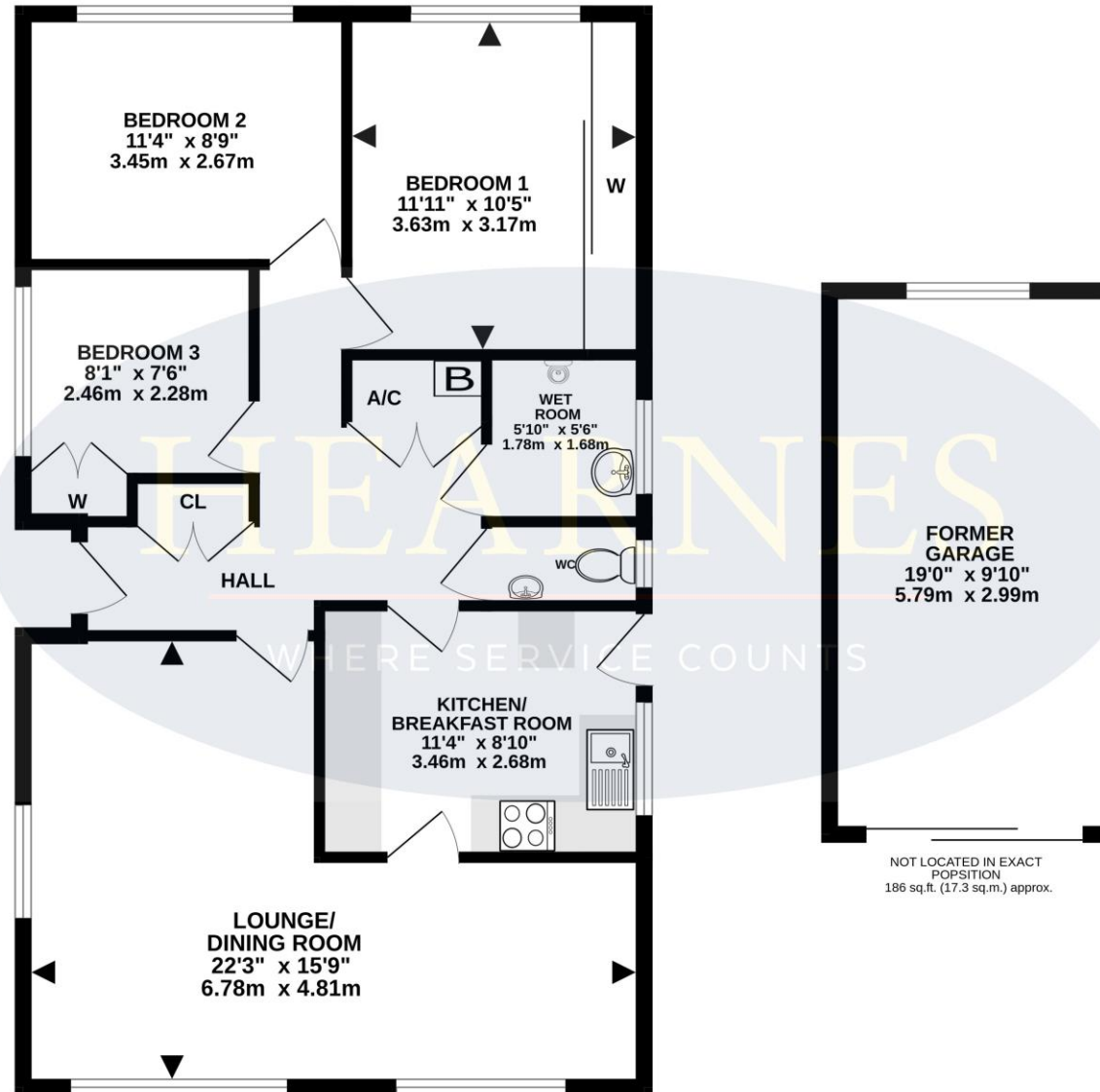
**EPC RATING: C**



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TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
186 sq.ft. (17.3 sq.m.) approx.

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