

# Ameysford Road

Ferndown, Dorset BH22 9QE



**HEARNES**

WHERE SERVICE COUNTS



# *“A deceptively spacious and extended 1,700sq ft versatile family home offered with no chain”*

**FREEHOLD GUIDE PRICE £475,000**

This generous sized and substantially enlarged four double bedroom, one bathroom, two shower room detached chalet bungalow has a 50ft secluded rear garden, driveway providing generous off road parking and a single garage, whilst enjoying a popular and convenient location within Ferndown.

This deceptively spacious 1,700 sq ft chalet bungalow offers versatile accommodation and now comes to the market offered with no onward chain.

- **1,700 sq ft Chalet bungalow with four double bedrooms and secluded rear garden whilst offering versatile accommodation and offered with no chain**

## **Ground floor:**

- **Entrance porch**
- Spacious **entrance hall** with door leading through into the garage
- **Cloakroom** finished in a white suite incorporating a WC, wash hand basin, tiled floor
- **21ft Sitting room** with two bay windows overlooking the front garden
- 21ft x 18ft Open plan L-shaped **kitchen/breakfast room** enjoying a dual aspect
- **The kitchen area** incorporates ample roll top worksurfaces with a good range of base and wall units, integrated electric oven, hob and extractor, recess for fridge, recess and plumbing for dishwasher, cupboard housing a wall mounted gas fired Valliant boiler also with space and plumbing for a washing machine, attractive tiled splashbacks, tiled floor, double glazed window overlooking the rear garden, double glazed door giving access to the side
- **The breakfast area** has ample space for large table and chairs, tiled floor and double glazed French doors leading out into the rear garden
- **Two ground floor double bedrooms**
- **Family bathroom** finished in a modern white suite incorporating a bath with electric shower over, wash hand basin with vanity storage beneath, fully tiled walls
- **Inner hallway** with understairs cupboard and stairs rising to the first floor

## **First floor:**

- **Landing**
- **Double bedroom**
- **Dressing room**
- **En-suite shower room** incorporating a shower cubicle, WC, wash hand basin, fully tiled walls
- **Additional double bedroom** with four double fitted wardrobes
- **En-suite shower room** incorporating a corner shower cubicle, WC, wall mounted wash hand basin, fully tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: D**







Ground Floor

First Floor

GROSS INTERNAL AREA  
 Ground Floor: 117.38 m<sup>2</sup>, 1264 SQ FT, First Floor: 49 m<sup>2</sup>, 527 SQ FT  
 TOTAL: 166.38 m<sup>2</sup>, 1791 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## Outside

- **The rear garden** measures approximate 50ft x 45ft is fully enclosed and offers an excellent degree of seclusion
- Within the garden there is a **large paved patio area** and a **decked seating area**. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a useful **timber storage shed with light and power**. The garden is enclosed by mature shrubs and fencing
- **The front driveway** provides generous of road parking and in turn leads up to a single garage
- **Single garage** has a metal up and over door, a rear personal door leading into the garden, light and power and an internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system with replacement Valliant boiler. The property now comes to the market now offered with no onward chain

Ferndown's town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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