



**HEARNES**  
WHERE SERVICE COUNTS

Larks Rise  
Ferndown BH22 9QU

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# FREEHOLD

## GUIDE PRICE £400,000

***“Occupying a larger than average plot measuring 0.19 of an acre, tucked away in a cul-de-sac with no chain”***

This rarely available and conveniently located three bedroom detached bungalow occupies a larger than average plot, measuring 0.19 of an acre, with a front driveway providing generous off-road parking, tucked away in a popular and convenient cul-de-sac location with a 20ft detached garage.

The property comes to market for the first time in circa 53 years. There is an enormous amount of scope and potential for the property to be enlarged and enhanced, subject to planning consents and is now offered with no forward chain.

- **A three bedroom detached bungalow on a plot which is approaching 1/5<sup>th</sup> of an acre with no chain.**
- **Entrance hall**
- **17ft lounge/dining room** with an exposed Dorset Stone fireplace with display shelves either side and a gas fire (which has been disconnected), a double glazed window overlooking the front driveway
- **15ft kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven, grill, hob, recess and plumbing for washing machine, recess for fridge/freezer, wall mounted gas fired boiler, double glazed windows overlooking the gardens and a door leading out to a rear porch
- **Rear porch** with doors leading out into the side gardens and a further door leading out into a useful lockable storage space
- **Bedroom one** is a generous sized double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom with fitted wardrobe
- **Wet room** incorporating a walk-in shower area, pedestal wash hand basin, fully tiled walls and flooring
- **Separate cloakroom** with WC

#### Outside:

- **Detached garage** measuring approximately 20ft
- **Rear garden** is predominately laid to lawn and measures approximately 100ft x 55ft. Within this area of garden there is a green house and paved seating area
- A **front driveway** provides generous off-road parking
- There is a further area of **rear garden** which is fully enclosed and predominately laid to lawn
- This continues round to a further area of **side garden** where there is a useful **timber storage shed**
- Further benefits include double glazing, a gas fired heating system, and the property now comes to the market offered with **no onward chain**

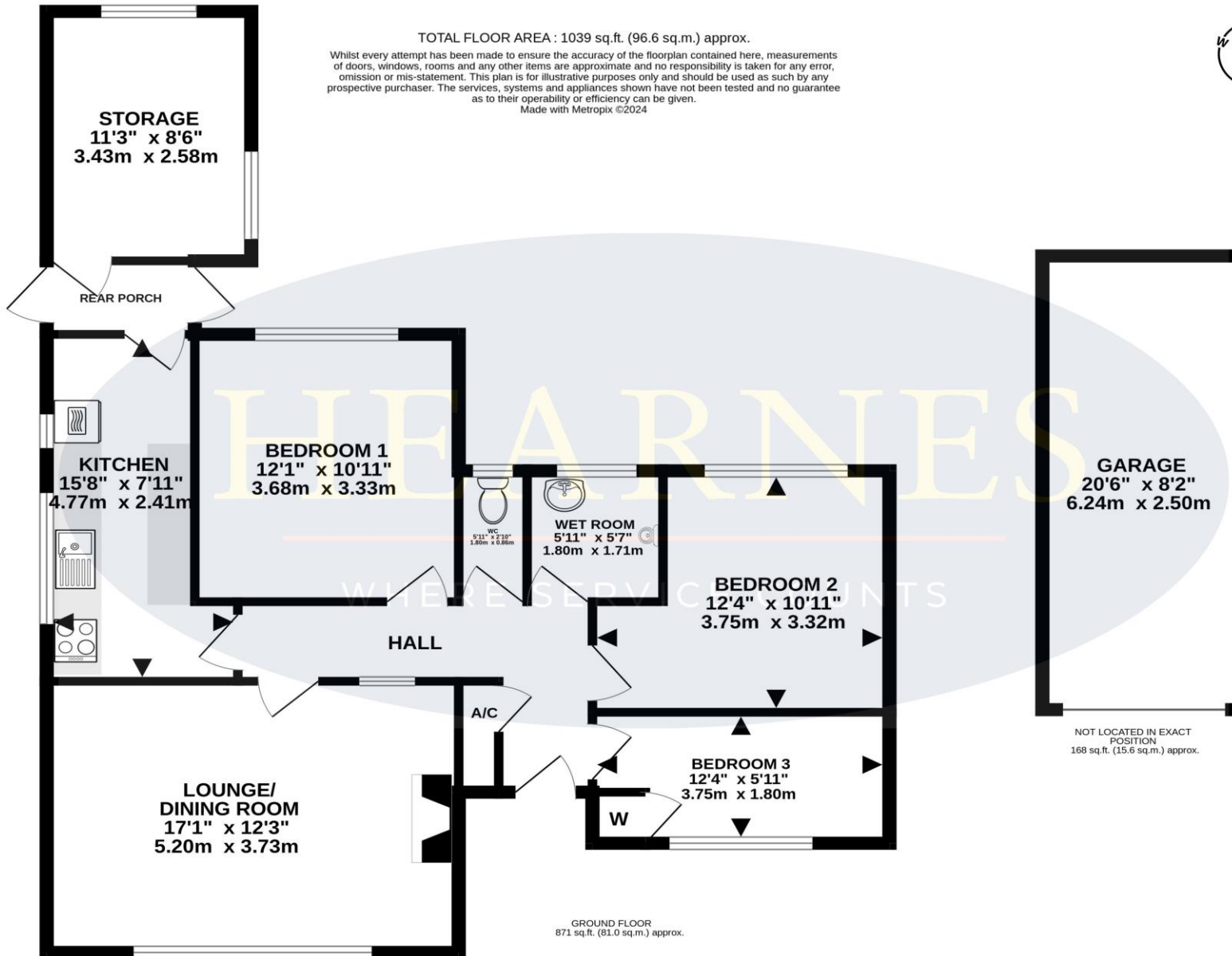
Ferndown's town centre is located 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: C**

**EPC RATING: D**



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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

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