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**Dorset Avenue
Ferndown, Dorset, BH22 8HL**

FREEHOLD

GUIDE PRICE £400,000

“An extended bungalow with a 40’ secluded rear garden offered with no onward chain”

This immaculately presented and extended two double bedroom detached bungalow has a 40’ mature and secluded rear garden with a utility room, single garage and driveway providing generous off road parking.

This light and deceptively spacious bungalow has undergone a number of improvements. There is a generous sized lounge/dining room and a 17’ kitchen/breakfast room which both overlook a secluded rear garden. The property now comes to the market offered with no onward chain.

- GUIDE PRICE £400,000 - £410,000
- Large 16’ **entrance hall**
- 18’ Dual aspect **lounge/dining room** with a living flame coal effect gas fire, picture window overlooking the rear garden and door giving access out onto the patio area
- 17’ **Kitchen/breakfast room** incorporating ample rolltops with a good range of high gloss base and wall units, integrated double oven, hob and extractor, recess and plumbing for dishwasher, attractive tiled splashbacks, cupboard housing a wall mounted gas fired boiler, ample space for breakfast table and chairs, double glazed window to the side aspect, double glazed sliding patio doors leading out into the rear garden, further door leading through to the utility room
- **Utility room** has space and plumbing for washing machine, space for tumble drier with outlet, door leading out onto the side driveway and a further door leading out into the rear garden
- **Two generous sized double bedrooms** both benefitting from fitted wardrobes
- Spacious family **bathroom/shower room** finished in a modern white suite incorporating a panelled bath with mixer taps and separate shower hose, separate shower cubicle, WC, wall mounted wash hand basin, fully tiled walls and flooring
- The **rear garden** measures approximately 40’ x 40’ and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a good sized raised patio with a path continuing down through the garden, side door into the garage, a further area of patio and a hard standing for greenhouse or shed. There is a good sized area of central lawn which is bordered by well stocked flower beds. The garden is stocked with many attractive mature plants and shrubs
- A front and side **driveway** provides generous off road parking. The side driveway in turn leads down to a single garage
- Single **garage** has a metal up and over door, side personal door
- **Further benefits** include: double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a small selection of amenities on Glenmoor Road approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is approximately 1 mile away.

COUNCIL TAX BAND: D

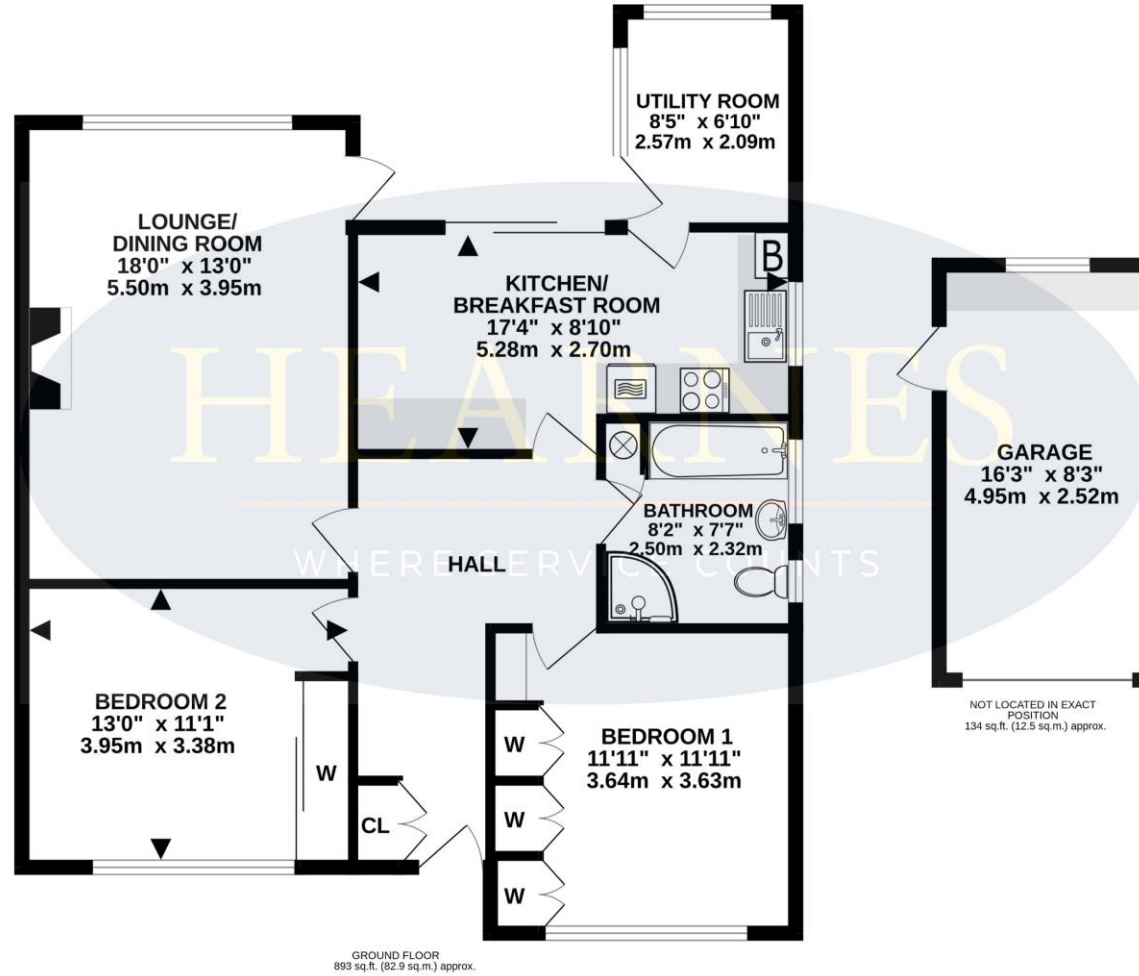
EPC RATING: E

AGENTS NOTE: 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.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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.
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