



HEARNES

WHERE SERVICE COUNTS

**Turbary Road
Ferndown, Dorset BH22 8AP**

FREEHOLD

Guide Price £400,000

“A conveniently located bungalow with a secluded garden offered with no chain”

This light, spacious and conveniently located three bedroom bungalow has a conservatory overlooking a secluded rear garden with a detached single garage and driveway providing generous off road parking.

This generous sized bungalow is situated in a popular and convenient location and occupies a good sized secluded plot and now comes to the market offered with no onward chain.

- **A three bedroom detached bungalow with a secluded garden and no chain**
- **Entrance porch**
- **Entrance hall** with loft access and ladder, storage cupboard and cupboard housing a wall mounted gas fired boiler
- **Cloakroom** finished in a white suite
- Generous sized **lounge** with a bay window overlooking the front garden
- Good sized **kitchen** incorporating ample rolltop work surfaces with a good range of base and wall units, recess for cooker, recess and plumbing for washing machine, space for fridge freezer, double glazed window overlooking the rear garden, double glazed door leading out onto a side driveway
- **Bedroom one** is a generous sized double bedroom with a bay window to the front aspect
- **Bedroom two** is also a double bedroom with a double glazed window to the side aspect
- **Bedroom three** can also be used as a double bedroom or reception room and has sliding patio doors leading out into the conservatory
- **Conservatory** is double glazed and has sliding patio doors leading out into the rear garden
- **Shower room** finished in a white suite incorporating a shower cubicle, WC, wash hand basin with vanity storage beneath
- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 50' x 40'. Adjoining the rear of the property there is a paved patio area with a side gate opening onto the side driveway and an outside tap. The remainder of the garden is predominantly laid to lawn. The lawn continues down one side of the property. Within the rear garden there are two mature apple trees, a timber storage shed and greenhouse
- To the front of the property there is a further area of lawned front garden which is bordered by well stocked flower beds
- A side **driveway** provides generous off road parking and in turn leads down to a detached single garage
- Detached single **garage** has light and power and a remote control electric roller door
- **Further benefits** include double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

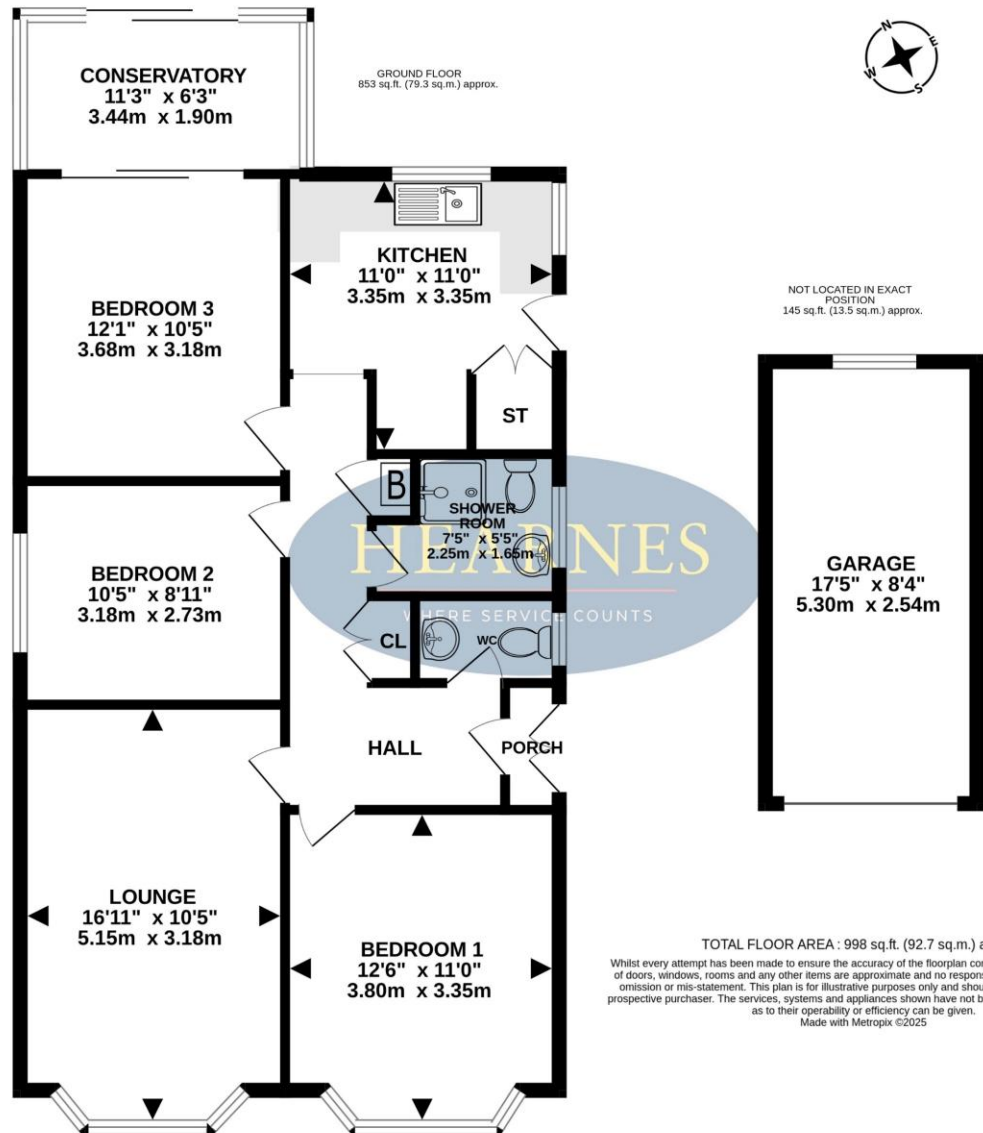
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's 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.





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