



**Lydlinch Close, Ferndown
Dorset, BH22 8RT**

FREEHOLD GUIDE PRICE

£520,000

“Quiet cul-de-sac, well-proportioned rooms and the benefit of a detached garage and wonderful timber workshop/home office”

This superbly appointed detached bungalow is set within a prime location in a small cul-de-sac amongst similar properties, within easy access of West Parley shopping parade, regular bus routes to both Ferndown and Wimborne, Bournemouth Airport and the A31 commuter routes to Bournemouth and Southampton.

The property has been continually maintained to offer three bedrooms, bathroom, spacious dual aspect living room and an exceptional fitted kitchen with island unit and dining area. Other benefits include a recently updated boiler, double glazing, extensive block paved driveway to a detached double garage and a well maintained front and rear garden.



- **A three bedroom detached bungalow in a cul-de-sac location**
- **Entrance hall** with a large double storage cupboard
- Dual aspect **living room** with a Purbeck stone mantel and open fireplace and an archway through to the kitchen/dining room
- **Kitchen/dining room** finished with a bespoke fitted kitchen to include a range of base and wall mounted units, wood effect worktops, central island unit with inset induction hob, raised integrated double oven, integrated dishwasher and washing machine, space for an American style fridge/freezer, Karndeane wood effect flooring and a door out to the side path. The dining area has ample space for a large dining table and chairs and a window to the front aspect
- **Bedroom one** enjoys a comprehensive range of bespoke fitted furniture to include wardrobes, drawers and bedside units
- **Bedroom two** is a double bedroom with a window overlooking the rear garden
- **Bedroom three** is a single bedroom with a window to the side aspect
- **Bathroom** incorporating a white suite to include a P-shaped bath with shower over and glass shower screen, vanity unit with inset WC and wash hand basin
- **Cloakroom** modern contemporary, low level wc, with inset basin above and a window
- Block paved driveway provides **off-road parking** for several vehicles as well as space for the storage of a motorhome
- At the front of the property there is a mature hedge screening the property from the road, with an area of level lawn and pathways around the perimeter of the front garden
- Exceptional **timber home office/workshop** (approximately 17ft) at the end of the private **rear garden** which enjoys a level lawn, raised patio and borders, wooden fencing offering a good degree of privacy
- **Detached garage** with an electrically operated up and over door and side personal door
- **Further benefits include:** double glazing and gas fired heating

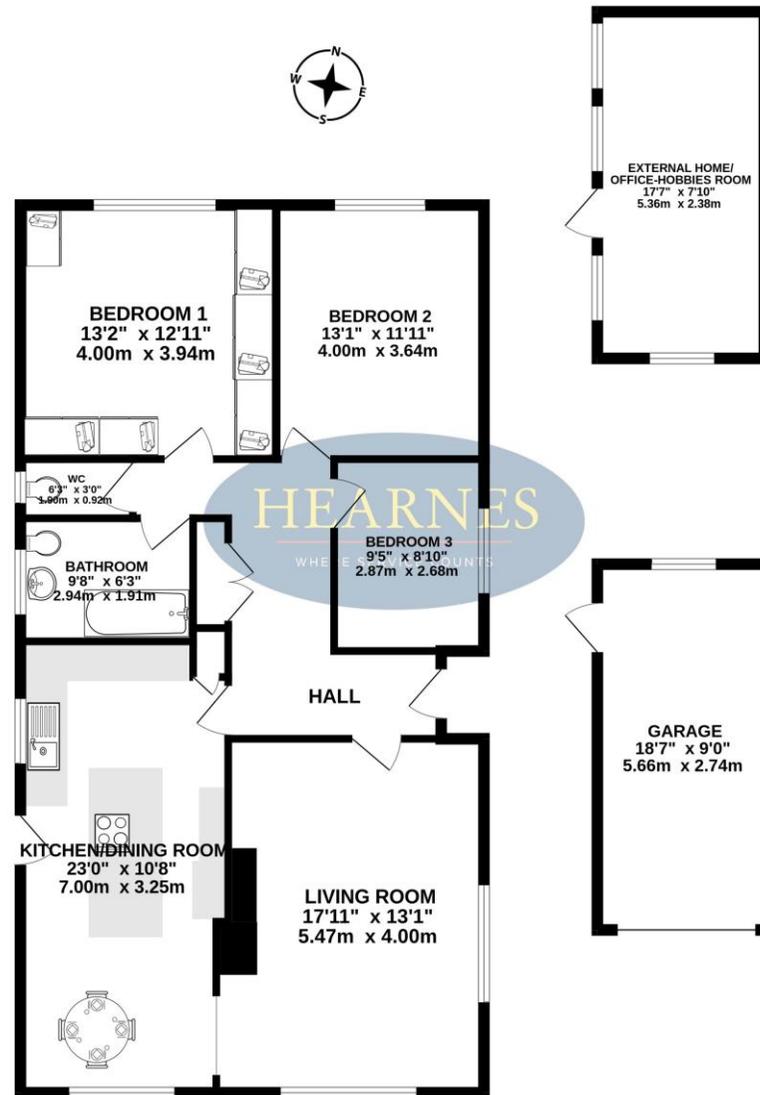
There is a small selection of amenities at West Parley approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: E

EPC RATING: D

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.

GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (143.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

