



Milford Close
Ferndown BH22 0HA

FREEHOLD PRICE

£385,000

“An extended bungalow with a 50ft secluded west facing garden in a cul-de-sac location”

This modernised and extended two double bedroom linked detached bungalow has a 50ft secluded west facing rear garden with a single garage and driveway tucked away in a peaceful cul-de-sac location. Whilst conveniently located 350 metres from acres of protected woodland (West Moors Plantation).

This deceptively spacious and extended bungalow has undergone a number of improvements. The extension has created an additional reception room and the improvements include a refitted modern shower room and modern 13ft kitchen/breakfast room. The rear garden is also a superb feature as it faces a westerly aspect and offers an excellent degree of seclusion.

- **An extended and modernised linked detached bungalow with a secluded west facing garden.**

Internal

- Good size **entrance hall**
- **23ft lounge area**
- Dual aspect **dining area**. Ample space for 6 seater dining table and chairs
- **16ft refitted modern kitchen/breakfast room** incorporating extensive slimline worktops with attractive tiled splashbacks, breakfast bar, integrated oven, hob, microwave, fridge/freezer dishwasher and washing machine, double glazed windows overlooking the rear garden and internal door leading into the garage
- **Inner hallway** with linen cupboard
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, dressing table, bedside cabinets and drawer storage
- **Bedroom two** is also a generous sized double bedroom benefitting from an excellent range of fitted wardrobes.
- **Refitted shower room**, finished in a white suite incorporating a good sized shower cubicle, WC with concealed cistern, bidet, wash hand basin with vanity storage beneath, fully tiled walls

Outside

- **The rear garden** measures approximately 50ft x 45ft, faces a westerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio. The remainder of the garden is predominately laid to lawn. At the far end of the garden there is a useful timber storage shed. The garden itself is fully enclosed with fencing.
- The **front driveway** provides generous off-road parking. The front garden has been landscaped for easy maintenance.
- A **Single garage** has a replacement and electrically operated roll up and over door, a wall mounted gas fired boiler, a utility area with a sink, light and power, double glazed door leading out into the garden and an internal door leading out into the kitchen/breakfast room

Further benefits include double glazing and a gas fired heating system

West moors offers a good selection of day to day amenities The village centre of West Moors is located approximately 1 mile away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C

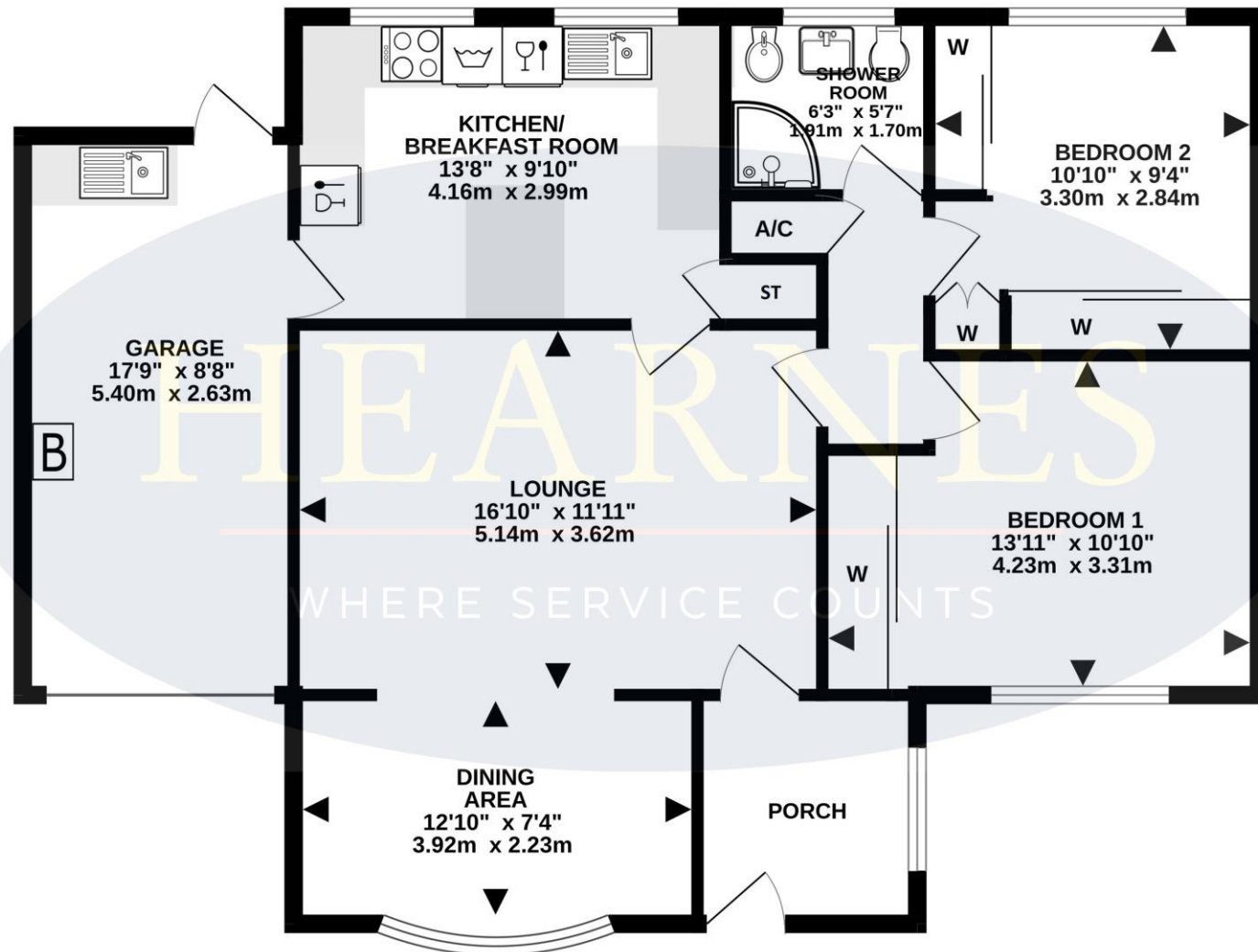


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TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

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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GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

