

# Larch Way

Ferndown, Dorset BH22 9SS





# ***“A deceptively spacious 1,600 sq ft bungalow with a 75ft secluded west facing garden and no chain”***

**FREEHOLD PRICE £550,000**

This deceptively proportioned and improved three bedroom, one bathroom, one shower room detached bungalow has a 75ft x 65ft L-shaped private rear garden, detached double garage and generous off-road parking.

This light and spacious bungalow enjoys a popular residential location and now comes to the market offered with no onward chain.

- **A three bedroom detached bungalow with double garage and secluded west facing garden**
- 18ft x 16ft L-shaped **entrance hall** with double storage cupboard
- **17ft Kitchen/dining room**
- **Kitchen area** incorporating ample work surfaces, a good range of base and wall units, integrated five ring gas hob with extractor canopy above, Neff double oven, integrated fridge, integrated slimline dishwasher, attractive tiled splashbacks and a door leading out to the utility room
- **Dining area** with ample space for a dining table and chairs and double doors opening into the hallway
- **Utility room** with sink unit, recess and plumbing for a washing machine, recess for a freezer, radiator, a door leading out to the front gate and a further door leading out to the rear garden
- 17ft x 15ft **Dual aspect lounge** with a living flame log effect electric fire creating an attractive focal point, double glazed sliding doors opening out to a private southerly facing courtyard/patio area
- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes, a door into the en-suite shower room and a further door leading into the garden room
- **Garden room** with a radiator allowing for the room to be used all year round, windows and French doors leading out to the rear garden
- Spacious **en-suite shower room** incorporating a good sized corner shower cubicle, WC, bidet, wash hand basin with vanity storage beneath and fully tiled walls
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is a single bedroom with fitted shelving and a door leading out to the side garden
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, partly tiled walls
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property now comes to the market offered with **no onward chain**

**COUNCIL TAX BAND: E**

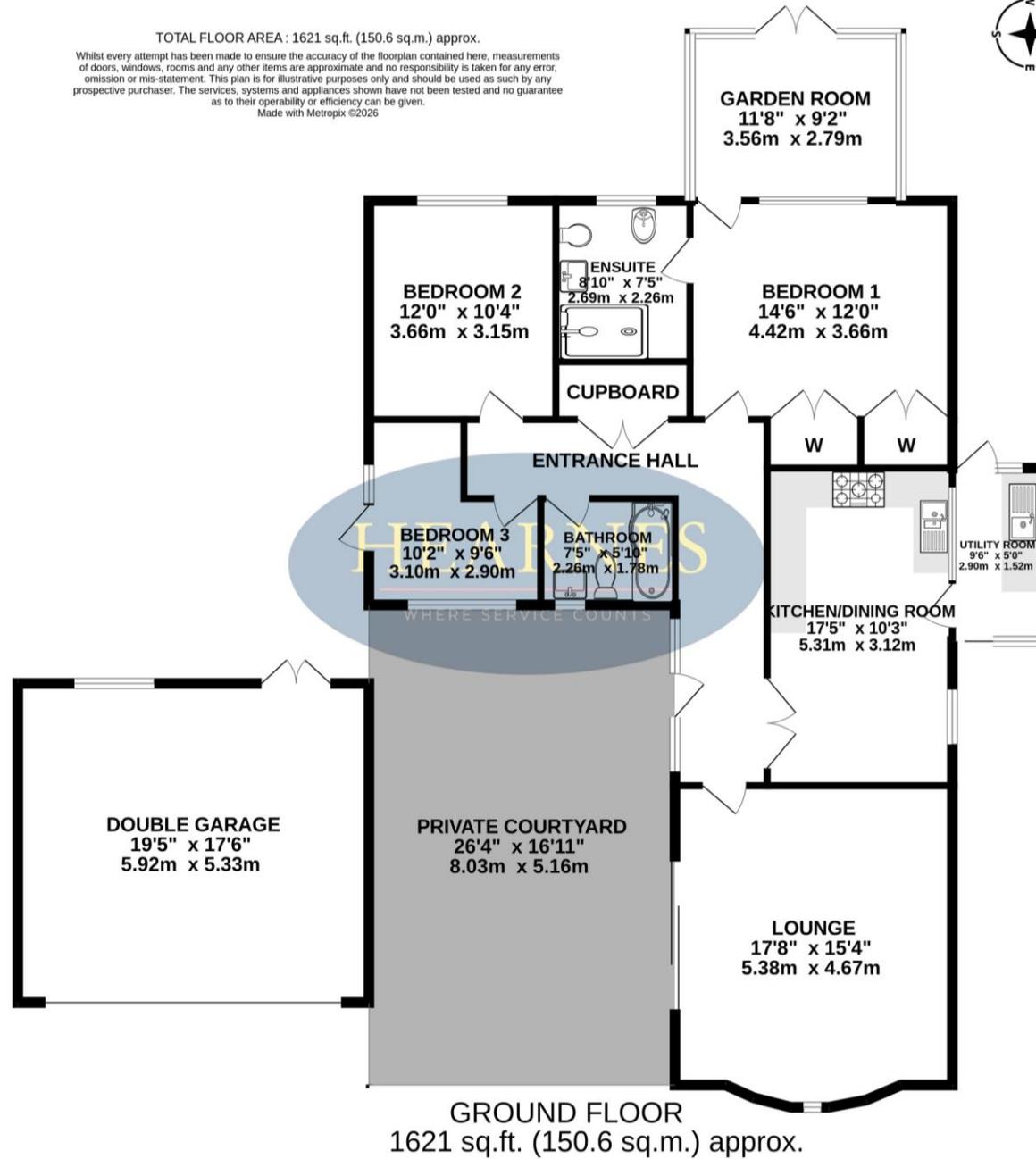
**EPC RATING: D**





TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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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## Outside

- The **rear garden** forms an L-shape with a maximum overall measurement of 75ft x 65ft. The garden offers an excellent degree of seclusion, faces a **westerly aspect**, is predominantly laid to lawn, with a paved patio area adjoining the rear of the property and has a summer house with adjoining timber shed
- A front driveway provides **generous off-road parking** and in turn leads up to a detached double garage
- **Detached double garage** with light, power, a remote control up and over door and double wooden rear doors leading out to the rear garden
- **Front garden** landscaped for ease of maintenance
- Adjoining the side of the property there is a **southerly facing private courtyard** measuring approximately 24ft x 16ft, providing an ideal secluded spot for Alfresco dining, with direct access into the lounge via patio doors

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



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