

Fairways

Ferndown, Dorset BH22 8BA



HEARNES

WHERE SERVICE COUNTS



“An extended bungalow with a private garden, double and single garage occupying a corner plot”

FREEHOLD PRICE £650,000

This modernised and extended three bedroom detached bungalow has a private and enclosed garden, double and single garage with driveway providing generous off road parking.

The property has recently undergone a number of improvements and offers deceptively spacious accommodation. The bungalow is positioned on a good sized corner plot in a popular and convenient location within Ferndown.

- **Three bedroom detached bungalow**
- Spacious **entrance hall** with high quality Amtico flooring
- 18ft **Lounge** with window overlooking the front garden and facing a southerly aspect flooding this room with lots of natural light, exposed stone fireplace with living flame coal effect gas fire, Amtico flooring
- 22ft **Kitchen/dining room** incorporating ample roll top worksurfaces with a good range of base and wall units, excellent range of Neff integrated appliances to include double oven, hob and extractor, integrated Neff washing machine, dishwasher, fridge and freezer. Door leads out into the rear garden. A tiled floor continues through into the dining area which has ample space for dining room table and chairs and patio doors leading out into the rear garden
- 21ft Impressive **master bedroom** enjoying a dual aspect with Amtico flooring and newly installed patio doors leading out into the rear garden and patio. Fitted floor to ceiling wardrobe with sliding doors and a corner shower cubicle
- **Bedroom one** is a good size double bedroom benefitting from fitted floor to ceiling wardrobe with mirrored sliding doors
- **Bedroom three** is a good size single bedroom currently being used as an office
- **Family bathroom** finished in a modern white suite to incorporate a panelled bath, pedestal wash hand basin, WC, fully tiled walls and flooring
- Separate **cloakroom** finished in a white suite with tiled floor

COUNCIL TAX BAND: E

EPC RATING: D

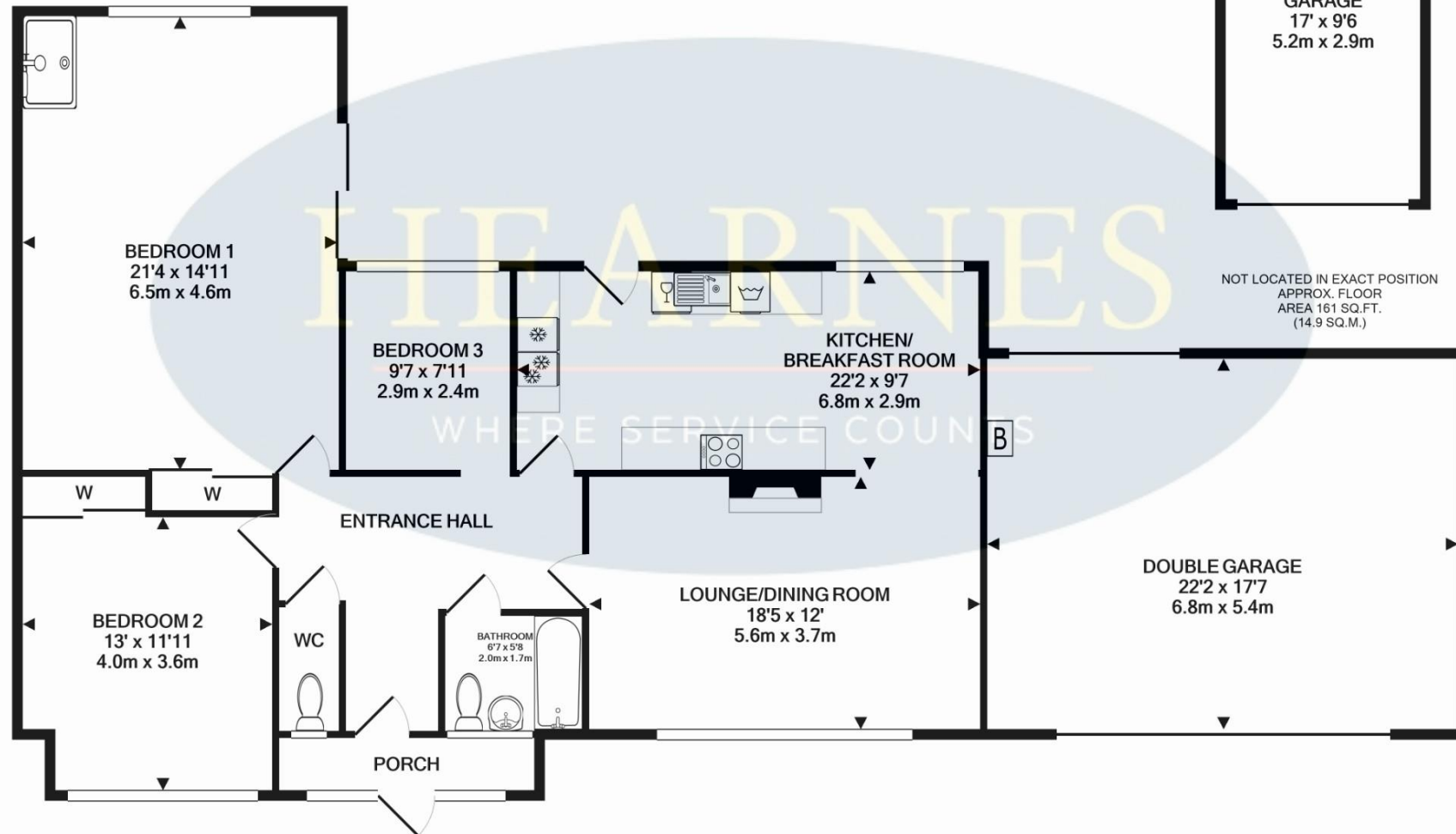




TOTAL APPROX. FLOOR AREA 1760 SQ.FT. (163.5 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 1599 SQ.FT.
(148.6 SQ.M.)





Outside

- The **rear garden** is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a block paved **patio area**, a path leads down to a further area of block paved patio. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds. Positioned behind the detached single garage is a garden/sun room
- Detached **single garage** has a metal up and over door, light and power currently being used as a work shop
- **Double garage** has an up and over door, replacement wall mounted gas fired Worcester boiler, light and power and an additional up and over door giving vehicle access through the double garage to the former detached single garage
- A front block paved **driveway** provides off road parking for approximately 4 to 5 vehicles
- The **front garden** has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired central heating system with replacement boiler

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



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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