

Woodside Close

Ferndown, Dorset BH22 9LG



HEARNES

WHERE SERVICE COUNTS



“A virtually brand new and beautifully finished bungalow occupying a secluded corner plot approximately 900 metres from the town centre”

FREEHOLD GUIDE PRICE £765,000

This simply stunning and conveniently located three bedroom, one bathroom, one shower room detached bungalow has landscaped and private gardens with a detached single garage and driveway.

This virtually brand new 1,500 sq ft bungalow has been finished to an extremely high standard and has some lovely finishing touches which include underfloor heating throughout. The sought after and convenient location is a particular feature as it is situated approximately 900 metres from Ferndown’s town centre. The property also now comes to the market offered with no onward chain.

- **Three bedroom detached bungalow with landscaped gardens and no chain**
- Spacious entrance hall with wooden flooring
- 23ft x 20ft Open plan dual aspect **kitchen/breakfast/family room**. There are 16ft double glazed bi-fold doors which open to offer uninterrupted views over the private and landscaped rear garden with an 8ft ceiling atrium style skylight which floods this fantastic space with lots of natural light also continuing throughout there is wooden panelled flooring
- The **kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops and matching upstands with an inset sink, an island unit also finished with Quartz which continues round to form a breakfast bar, integrated Neff induction hob with Neff extractor above, integrated oven and combination oven with space for American style fridge/freezer, integrated dishwasher
- **Utility room** also beautifully finished with Quartz worktops with an inset sink and matching upstands
- The **lounge** enjoys a pleasant outlook over the landscaped front garden
- **Bedroom one** is a good size double bedroom with French doors leading out into a private, south facing rear garden
- **Dressing area**
- Luxuriously appointed and spacious **en-suite shower room** incorporating a good size walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom enjoying a view to the front aspect
- **Bedroom three** is also a double bedroom with a double glazed window to the front aspect
- Luxuriously appointed **family bathroom/shower room** incorporating an oversized bath with separate shower hose, walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: E

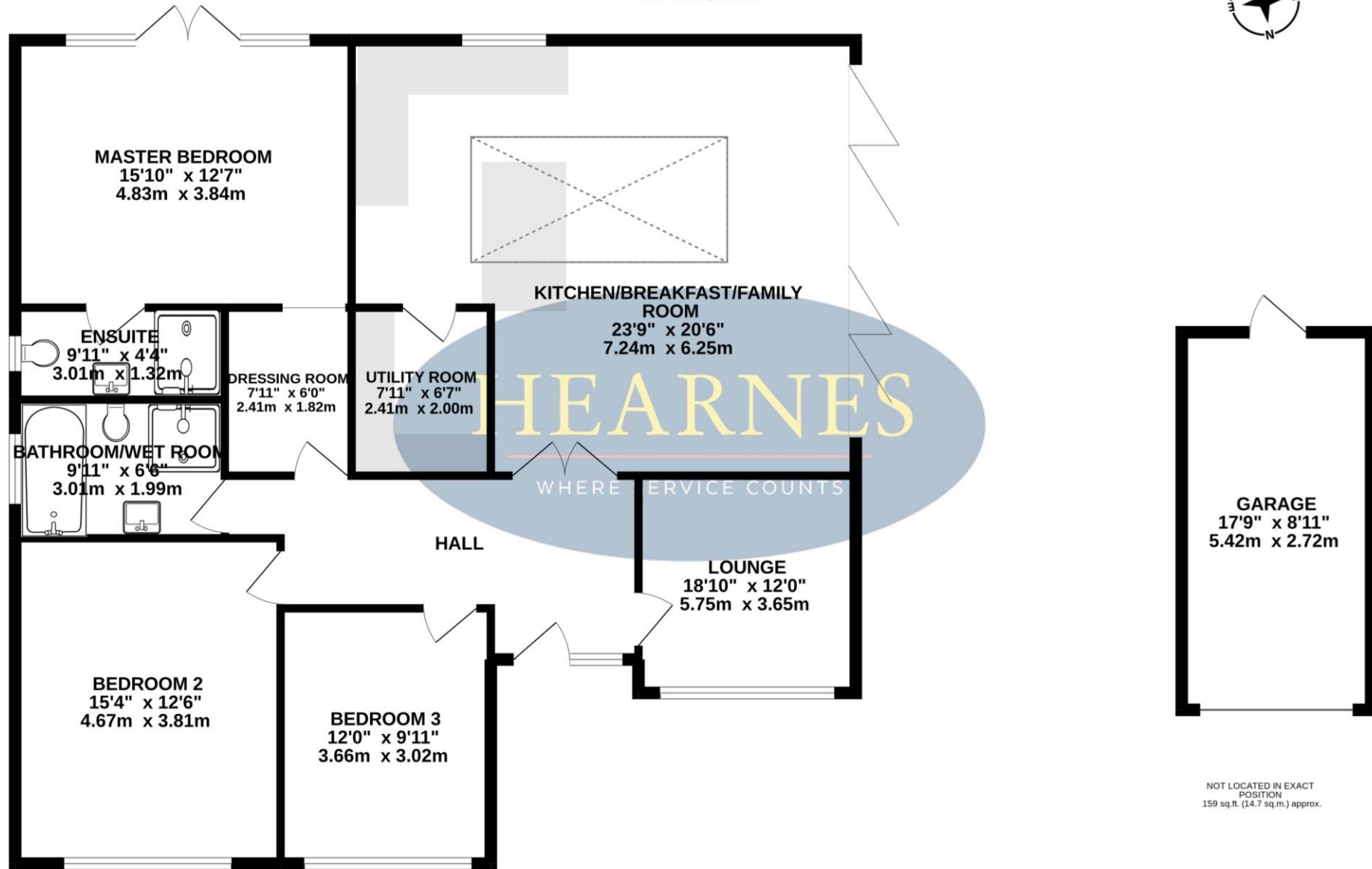
EPC RATING: C





TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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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GROUND FLOOR
1387 sq.ft. (128.8 sq.m.) approx.

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.





Outside

- The **rear garden** faces a southerly aspect, offers an excellent degree of seclusion and has been landscaped for ease of maintenance with a porcelain paved patio
- There is a large area of private and westerly facing **side garden** which measures approximately 55ft x 40ft
- Adjoining the side of the property there is a large porcelain paved patio with the side gates opening onto the front garden and side driveway. The remainder of the side garden is predominantly laid to lawn
- A wooden five bar gate opens onto a block paved **driveway** which provides generous off road parking and in turn leads up to a **detached single garage**
- There is a good sized area of enclosed **front garden** which is laid to lawn with a block paved path leading round to the side gates on either side of the property and covered front entrance
- **Further benefits include;** a brand new gas fired central heating system with underfloor heating throughout, brand new double glazing, UPVC fascias & soffits and the property also now comes to the market with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road.



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