



**Bramley Road
Ferndown, BH22 9JJ**

FREEHOLD PRICE £475,000

“A modernised and deceptively spacious bungalow with a south facing garden, approximately 650 metres from the town centre”

This immaculately presented and upgraded three bedroom detached bungalow has a south facing garden, single garage, and driveway providing generous off road parking, whilst tucked away in a sought after yet convenient cul de sac location, approximately 650 metres from Ferndown’s town centre.

The property has undergone a number of improvements, is offered in immaculate condition and now comes to market offering no onward chain.

- **This three bedroom** detached bungalow with a south facing garden, offered with **no chain**
- **Entrance porch**
- **19’ entrance hall** with cupboard housing wall mounted gas fired boiler
- **15’ refitted kitchen/breakfast room** incorporating ample roll top work surfaces which continues around to form the breakfast bar, good range of high gloss base and wall units, excellent range of integrated appliances to include double oven, hob, extractor hood above, fridge and freezer, integrated washing machine, attractive tiled splashbacks, window to the side aspect and door giving access onto a side path
- **22’ light and spacious lounge/dining room**, the lounge area has a feature fireplace, the dining area has ample space for a dining table and chairs, French doors lead out onto a decked seating area and the secluded south facing rear garden
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors
- **Bedroom two** is also a double bedroom
- **Bedroom three** is single bedroom
- **Refitted shower room** finished in a stylish white suite incorporating a walk in shower area, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls
- **The rear garden** is a superb feature of the property as it faces a southerly aspect, offers a good degree of seclusion and measures approximately 35’ x 35’
- Adjoining the rear of the property there is a **decked seating area**, steps lead down onto a paved patio area, the remainder garden is predominantly laid to lawn which is bordered by well stocked flower beds. A path continues down to a gravelled seating area. The garden itself is fully enclosed
- The **front driveway** provides generous off road parking and in turn leads up to a single garage.
- **Single garage** has a metal up and over door, light and power and a side personal door

Further benefits include double glazing, a gas fired heating system and the property now comes to market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: TBC

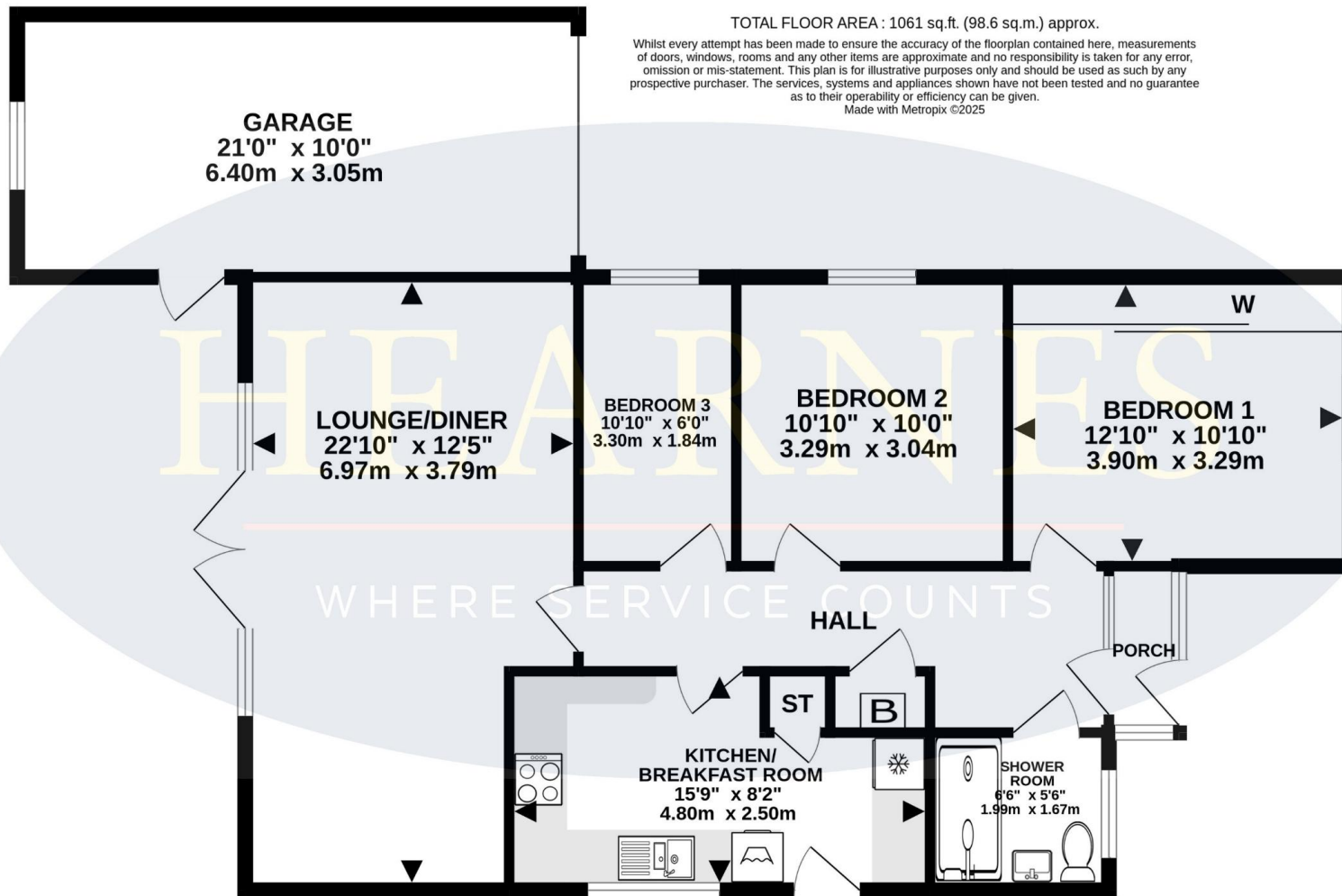


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TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

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
1061 sq.ft. (98.6 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

