

# Ryan Close

Ferndown, Dorset, BH22 9TP



**HEARNES**

WHERE SERVICE COUNTS



# ***“A superbly positioned bungalow with a 50ft secluded garden and detached double garage”***

**FREEHOLD PRICE £625,000**

This modernised and spacious three double bedroom, one bathroom, one shower room detached bungalow has a 50ft secluded rear garden, detached double garage and driveway providing generous off-road parking. The property has undergone a number of improvements and is tucked away in a sought after yet convenient cul-de-sac location.

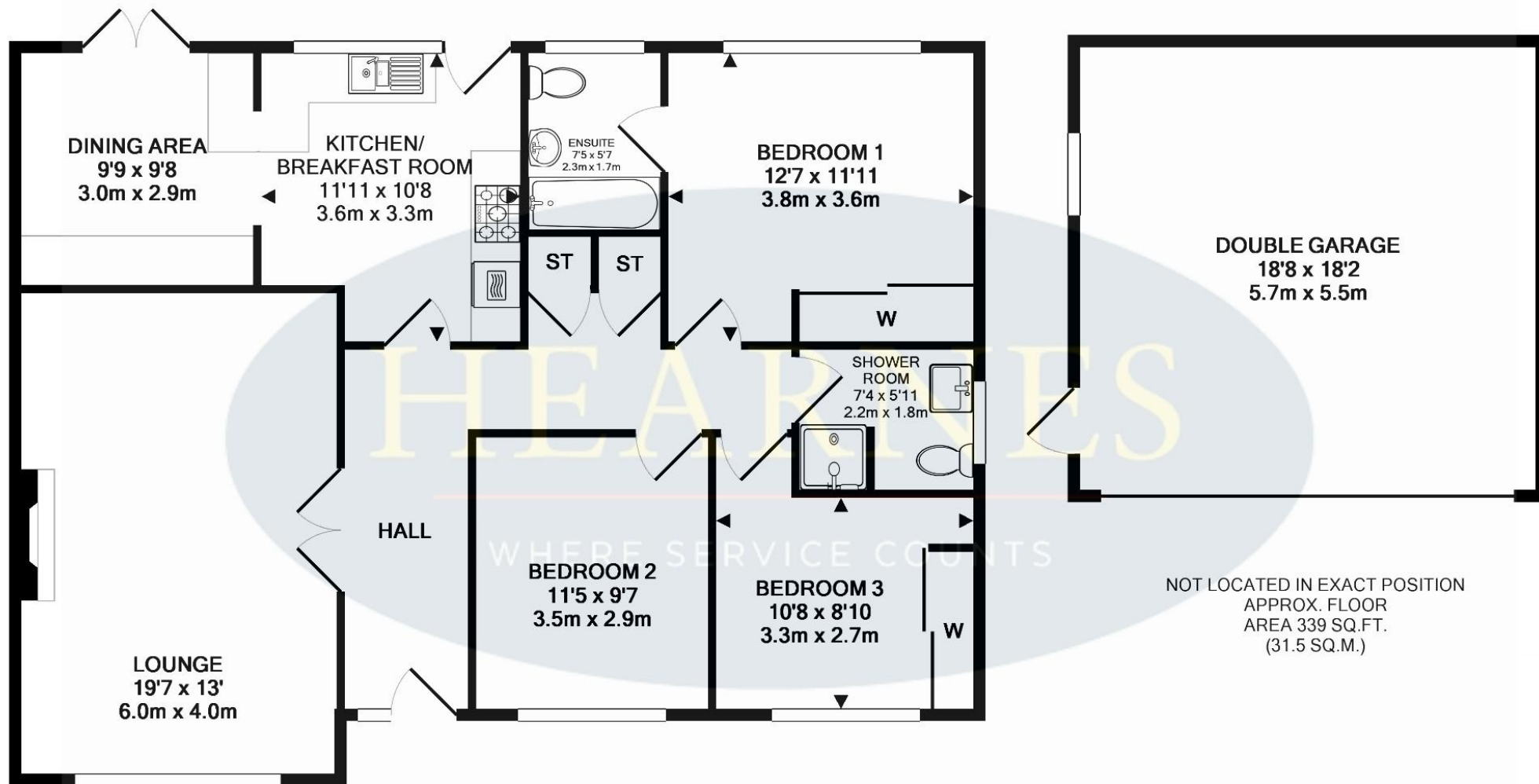
- **A three double bedroom detached bungalow with a secluded garden and detached double garage**
- 18ft x 15ft **Spacious entrance hall** with linen cupboard, storage cupboard and loft access
- 19ft **Spacious lounge** with a window to the front aspect and a living flame contemporary log effect fire creating an attractive focal point
- 20ft **Kitchen/breakfast/dining room**
- The **kitchen/breakfast area** incorporates ample roll top work surfaces with a good range of base and wall units, worktop which continues round to form a breakfast bar, integrated Neff double oven, 5 ring gas Neff hob with extractor hood above, slimline dishwasher, integrated washing machine, space for an American style fridge/freezer, window overlooking the rear garden and a double glazed door giving access
- The **dining area** also has base and wall units with fitted worktop, space for a dining table and chairs and French doors leading out to the rear garden
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- Spacious **en-suite bathroom** incorporating a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath and tiled floor
- **Bedroom two** is a generous sized double bedroom
- **Bedroom three** is also a double bedroom
- **Shower room** finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath and tiled floor
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas-fired heating system

**COUNCIL TAX BAND: E**

**EPC RATING: D**







GROUND FLOOR  
APPROX. FLOOR  
AREA 1059 SQ.FT.  
(98.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1398 SQ.FT. (129.9 SQ.M.)

Whilst every attempt has 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 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

- **Rear garden** measuring approximately 50ft x 40ft, is fully enclosed and offers an excellent degree of seclusion. The garden incorporates an Indian Sandstone paved patio, with the remainder of the garden predominantly laid to lawn. There is also a raised paved area and a garden shed
- Detached **double garage** with an up and over door, light and power, window and a side personal door
- Front driveway providing generous **off-road parking**, with double wooden side gates opening onto side driveway providing **additional off-road parking** and in turn leading down to a detached double garage

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



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