

Woodacre Gardens

Ferndown, BH22 8LD



HEARNES

WHERE SERVICE COUNTS



Sought after cul-de-sac location

“Impressive detached bungalow occupying a secluded cul de sac position providing 1500 sq ft, three bedrooms, en suite and family bathroom, southerly aspect garden, double garage and no forward chain”

FREEHOLD PRICE £600,000

An opportunity to acquire a well proportioned detached bungalow located at the head of a popular cul de sac providing scope to modernise or extend (subject to obtaining the necessary planning permission)

The accommodation comprises three bedrooms, family bathroom, an impressive 25' x 22' lounge with sliding patio doors to the rear garden, open plan to a dining area with door to the spacious, comprehensively fitted kitchen/breakfast room.

Other benefits include a modern gas boiler, double glazing, detached double garage with automated door, ample driveway parking and a particularly private, southerly aspect rear garden.

The property is located in an exceptionally convenient area, only half a mile from Ferndown town centre, M&S Food Hall, regular bus routes with Ferndown Championship Golf Course only three quarters of a mile away, easy access to West Parley, Bournemouth International Airport and the A31 commuter routes to Bournemouth and Ringwood.

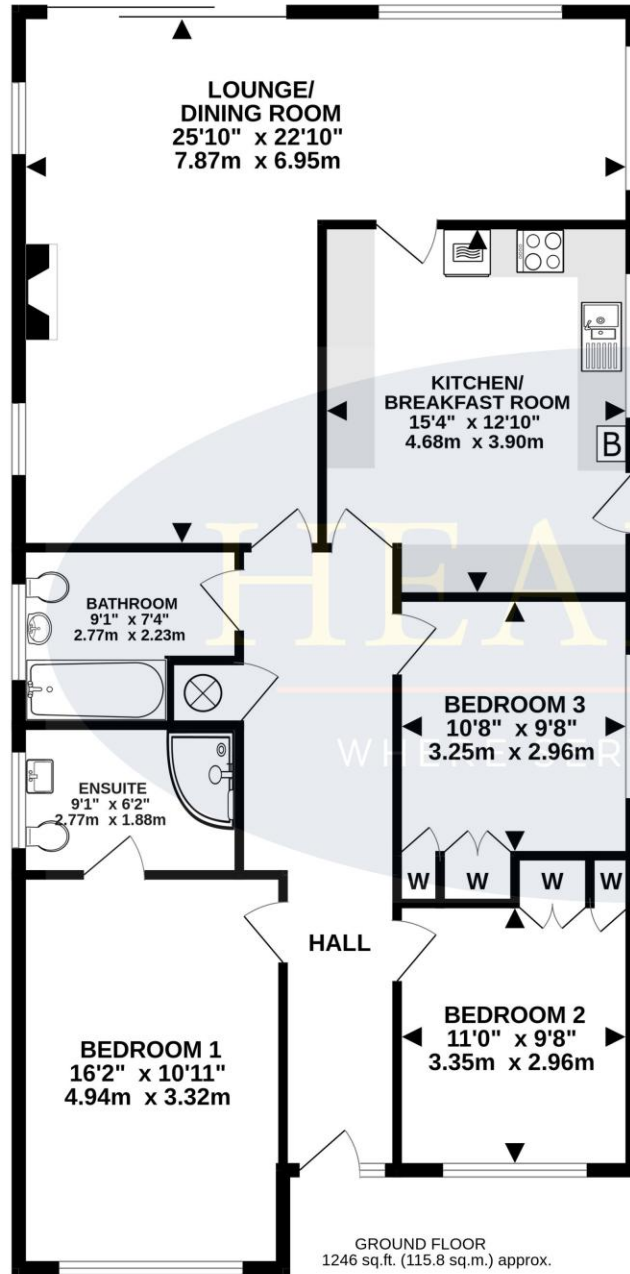
- **Convenient storm porch**
- **Entrance hall** - door to cupboard housing hot water tank, hatch to loft
- **Lounge** - dual aspect with sliding patio doors giving access to the rear garden, 2 side aspect windows, stone fireplace
- **Dining area** - open plan to the lounge with windows to the side and rear and door leading to the kitchen/breakfast room
- **Kitchen/breakfast room** - well proportioned room with space for large table and chairs, comprising range of base and wall mounted units with wrap around worktops, Bosch integrated oven and grill, plumbing for washing machine, cupboard housing Gloworm modern gas boiler, inset gas hob, one and half bowl sink unit with window above and door to the side courtyard and garage, tall standing larder cupboards and space for a fridge and freezer
- **Bedroom one** – window to the front aspect
- **En suite shower room** – modern suite comprising dual width shower cubicle, vanity unit with inset basin and WC, window and fully tiled walls and floors
- **Bedroom two** – window to front aspect, built in wardrobe
- **Bedroom three** - window to side aspect, built in cupboard
- **Bathroom** – Matching suite comprising panel bath, vanity unit with inset basin and WC, window above, tiled walls

COUNCIL TAX BAND: F

EPC RATING: C







TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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
1246 sq.ft. (115.8 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
276 sq.ft. (25.7 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- Front – situated at the top of a cul de sac, the garden affords excellent privacy with elevated views, landscaped raised borders and driveway
- Double detached garage approx. 17'9 x 15'7 with automated up and over door, water softener and side door
- Rear approx. 52' x 50' (0.416 of an acre) there are 2 sections of garden, one is a courtyard paved patio to the side providing convenient access to the garage whilst the rear garden has an expanse of level lawn and a paved patio with a private southerly aspect and a variety of mature shrubs, trees and borders

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



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