



**Dorset Avenue,  
Ferndown, Dorset, BH22 8HL**



# FREEHOLD GUIDE PRICE

## £425,000

*“A conveniently located bungalow with a secluded and enclosed rear garden”*

This superbly positioned and well presented three double bedroom detached bungalow has a double glazed conservatory overlooking a secluded 45' rear garden with single garage and driveway providing generous off road parking.

This light and spacious bungalow is conveniently located approximately 400 metres from the local amenities and enjoys a sought after location within Ferndown.

- **Three double bedroom detached bungalow with a good sized enclosed and secluded rear garden**
- **14' x 13' Entrance hall**
- Good sized **lounge** with a feature fireplace and the provision for this to be used as an open fireplace (if required)
- **Kitchen/breakfast room** incorporating rolltop worksurfaces, base and wall units, integrated gas hob with extractor canopy above, oven and grill, recess and plumbing for washing machine and dishwasher, space for fridge freezer, fully tiled walls, double airing cupboard housing the hot water tank and wall mounted gas fired boiler, space for dining table and chairs, double glazed window overlooking the rear garden and a double glazed door leading out onto a covered side patio
- **Bedroom one** is a generous sized double bedroom
- **Bedroom two** is also a good sized double bedroom
- **Bedroom three/reception room** is a large single bedroom which has sliding patio doors leading out to the conservatory
- The **conservatory** is full double glazed and enjoys a pleasant outlook over the private and immaculately kept rear garden
- **Family bathroom** finished in a stylish white suite incorporating a shower bath with shower over, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** is immaculately kept, offers an excellent degree of seclusion and measures approximately 50' x 40'
- Adjoining the rear of the property there is a large paved patio area and a covered patio area adjoining the rear of the garage. There is a good sized area of immaculately kept lawn which is bordered by well stocked flower beds as well as an additional well stocked flower bed and greenhouse with an adjoining patio. A covered side path leads down to a door which gives access to the garage and a further door opening onto the front driveway
- The front **driveway** has been resurfaced and provides generous off road parking and in turn leads up to a single garage. There is a good sized area of front lawn bordered by well stocked flower beds
- Single **garage** has a metal up and over door, window, WC, light and power and a side personal door
- **Further benefits** include: double glazing, replacement UPVC fascias and soffits and a gas fired heating system

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

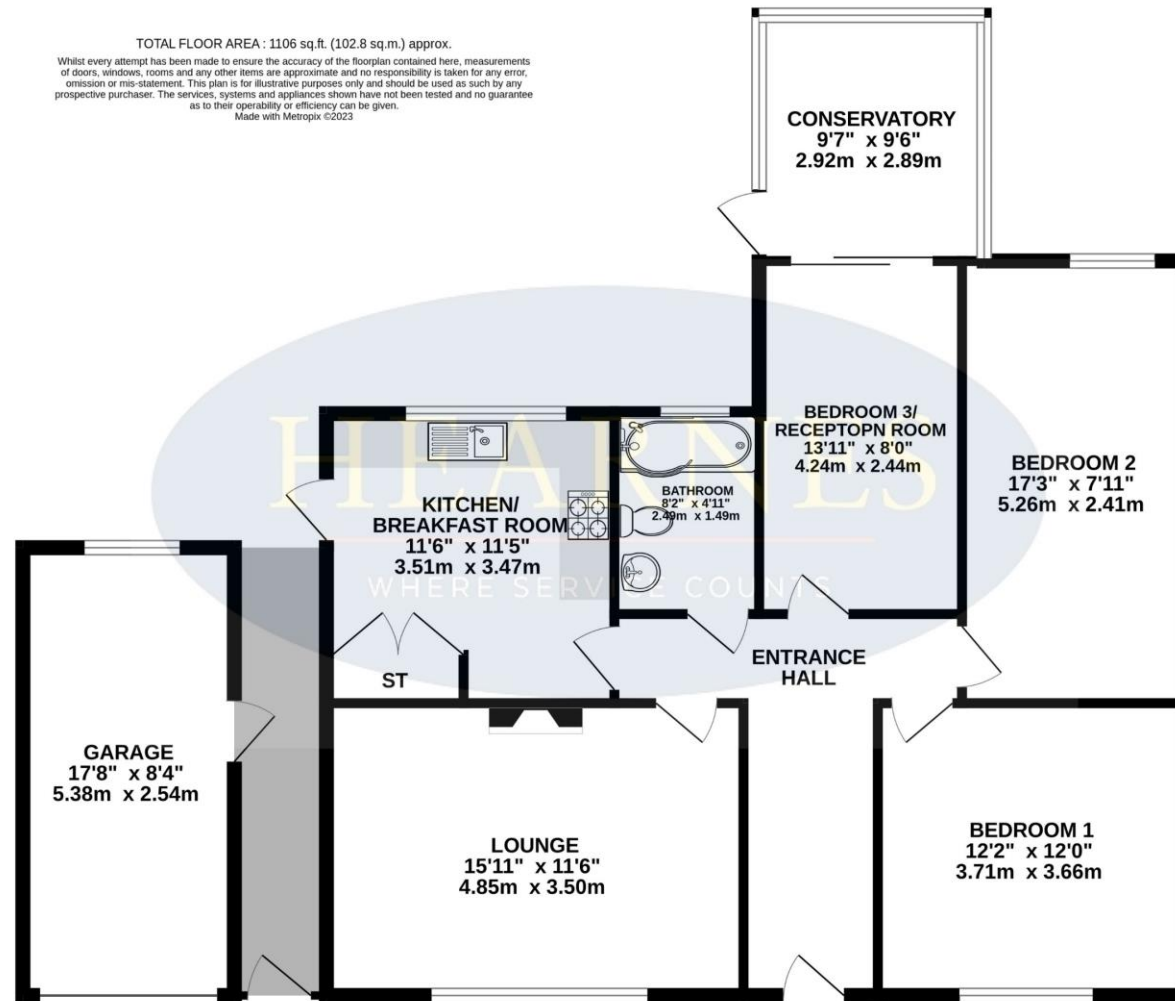
**COUNCIL TAX BAND: E**

**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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**  
 1106 sq.ft. (102.8 sq.m.) approx.

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