

# Dorset Avenue

Ferndown, Dorset, BH22 8HW





***"Three/four bedrooms, one bathroom, two shower rooms detached bungalow with a stylish open plan kitchen/family room and scope to extend (stpp)"***

**FREEHOLD PRICE £595,000**

This versatile well-proportioned bungalow occupies a unique position in a small close off the main Dorset Avenue, providing convenient access to nearby convenience store, local schools, regular bus routes and Ferndown town centre.

The accommodation comprises three/four bedrooms served by a modern en-suite and family bathroom, a formal living room with open fireplace and wonderful open plan kitchen/living/family room with ceiling lantern and bi-fold doors giving access to and overlooking the rear garden. Other benefits include an additional shower room, utility room, office space and converted garage store, all of which would make for a potential annexe conversion (stpp).

- **Entrance porch**
- **Entrance hall** with wood laminate flooring and a double cupboard housing the gas boiler
- **Reception/bedroom four** with a view to the front aspect and wooden mantle with inset open fire
- Stunning open plan **kitchen/living/family room** with bespoke kitchen comprising a range of base and wall mounted units, central island unit with inset sink, wine cooler and breakfast seating, space for a Range cooker with extractor hood above, tall units with a recess for an American style fridge/freezer, attractive mock tiled flooring, contemporary radiator, lantern skylight and superb bi fold doors to the patio and garden
- **Internal hallway** providing access to a separate **shower room, utility room** and **office/study room** and doors leading to the front and rear gardens
- **Bedroom one** with a view to the front aspect and fitted wardrobes
- **En-suite shower room** incorporating a fitted shower cubicle with sliding glazed doors, vanity unit with inset wash hand basin, further cupboard storage and wc
- **Bedroom two** with a view to the rear aspect
- **Bedroom three** also enjoys a view to the rear aspect
- **Family bathroom** finished in a modern white suite to include a panelled bath, monobloc sink, separate shower cubicle, effective skylight and tiled flooring
- **Further benefits** include double glazing and gas-fired heating

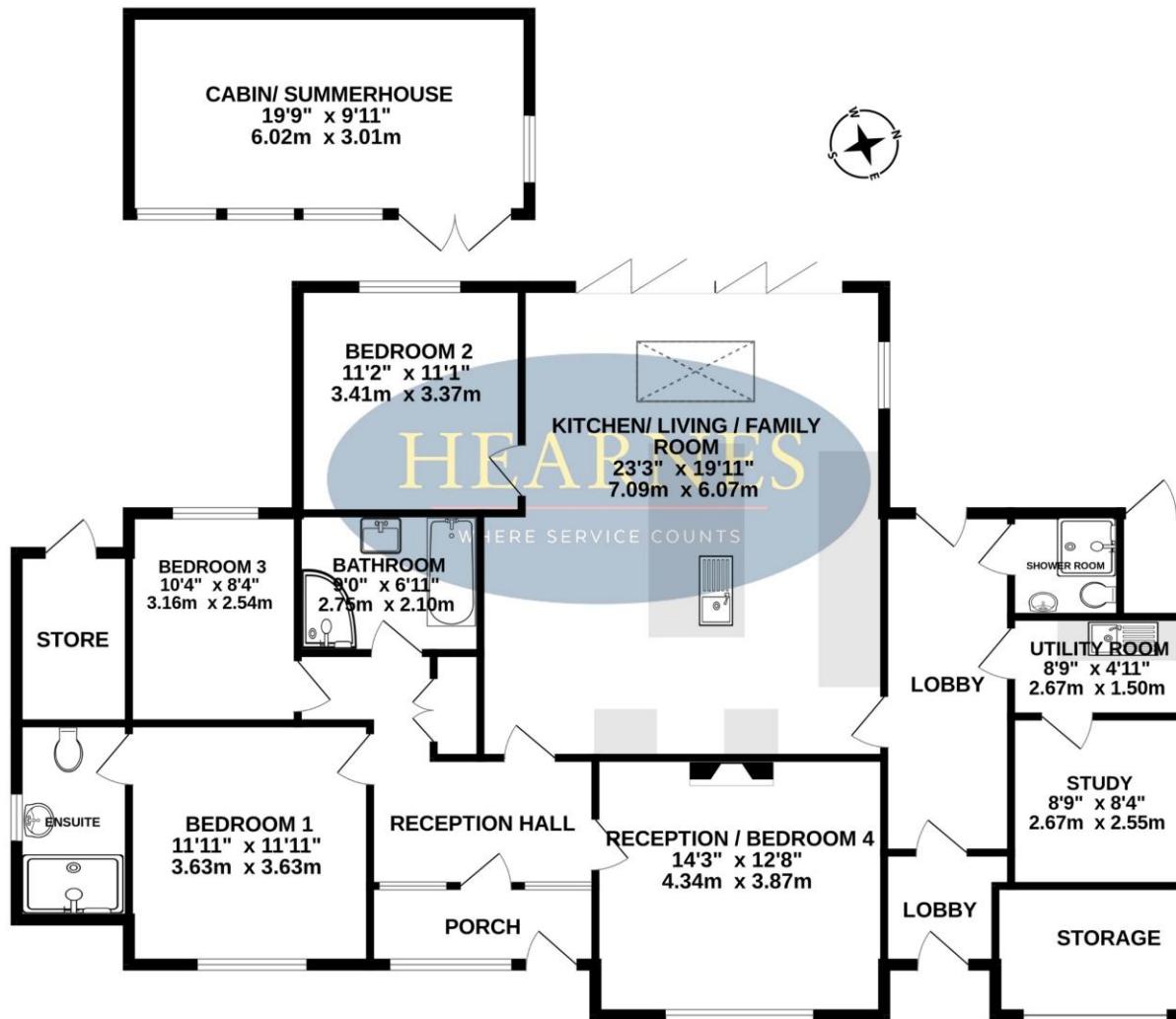
**COUNCIL TAX BAND: E**

**EPC RATING: C**





**GROUND FLOOR**  
1838 sq.ft. (170.8 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.





summer garden photo



## Outside

- A front driveway provides **off-road parking** for numerous vehicles, along with space for the storage of a motorhome, EV charger and gated side access
- The **rear garden** enjoys a westerly aspect patio, level lawn, raised borders, door to a storage/lock up and a multi function timber **cabin/summerhouse** with internal power. The garden is enclosed by timber fencing with mostly concrete posts making the garden very dog/pet safe

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately  $\frac{1}{2}$  a mile away. Local amenities on Glenmoor Road and Parley First School are approximately 350 metres away.



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