

Fairways

Ferndown, Dorset BH22 8BA





“Superbly presented detached three bedroom bungalow set within a well maintained plot with a wonderful landscaped garden and offered with NO forward chain”

FREEHOLD GUIDE PRICE £500,000

This well maintained detached bungalow is situated in a highly sought after residential location close to Ferndown’s Championship Golf Course and allows convenient access to nearby Superstores, Ferndown town centre and the A31 commuter routes to both Wimborne and Ringwood.

The accommodation comprises; spacious lounge measuring approximately 18’ x 11ft 10” with central fireplace, stylish modern kitchen with views over the rear garden, well proportioned double glazed conservatory and three bedrooms with bedroom two having French doors leading out into the garden, all served by a superb, contemporary bathroom.

Other benefits include high quality wood flooring, double glazing, gas central heating, detached garage and driveway with parking for several vehicles. The rear garden is a particular feature landscaped to provide patios and raised decking around a level lawn overlooked by a bespoke water feature and Chinese inspired viewing platform/terrace. The property is offered with NO forward chain.

- **Entrance porch** with tiled flooring and double glazed door to the entrance hall
- **Entrance hall** with attractive wood flooring and door to airing cupboard
- **Lounge** measuring approximately **18’0” x 11’10”** with large double glazed picture window to the front aspect and central feature stone fireplace and mantle
- **Superbly appointed kitchen**, fitted in a range of modern base and wall mounted units with partially Quartz worktops, contrasting ceramic floor tiles, sink unit with window offering views over the garden, integrated ‘NEFF’ oven and retractable warming pan drawer under, inset halogen hob with extractor above, additional storage, double glazed door and window into the conservatory, additional storage cupboard space, plumbing for washing machine
- **Conservatory** with double glazed window to three aspects with flooring, double glazed doors to the patio and a further opaque door to the side pathway and garage
- **Bedroom one** with double glazed window to front aspect
- **Bedroom two** with double glazed windows and French doors giving access to and overlooking the rear garden
- **Bedroom three** double glazed windows to the side, built in cupboard, currently used as dressing/hobby room
- **Family bathroom** beautifully re-fitted in a stylish suite comprising dual ended bathtub with central taps, vanity unit with inset low level WC and contemporary circular wash hand basin, two double glazed opaque windows, bespoke contrasting wall and full floor tiles

COUNCIL TAX BAND: E

EPC RATING: C

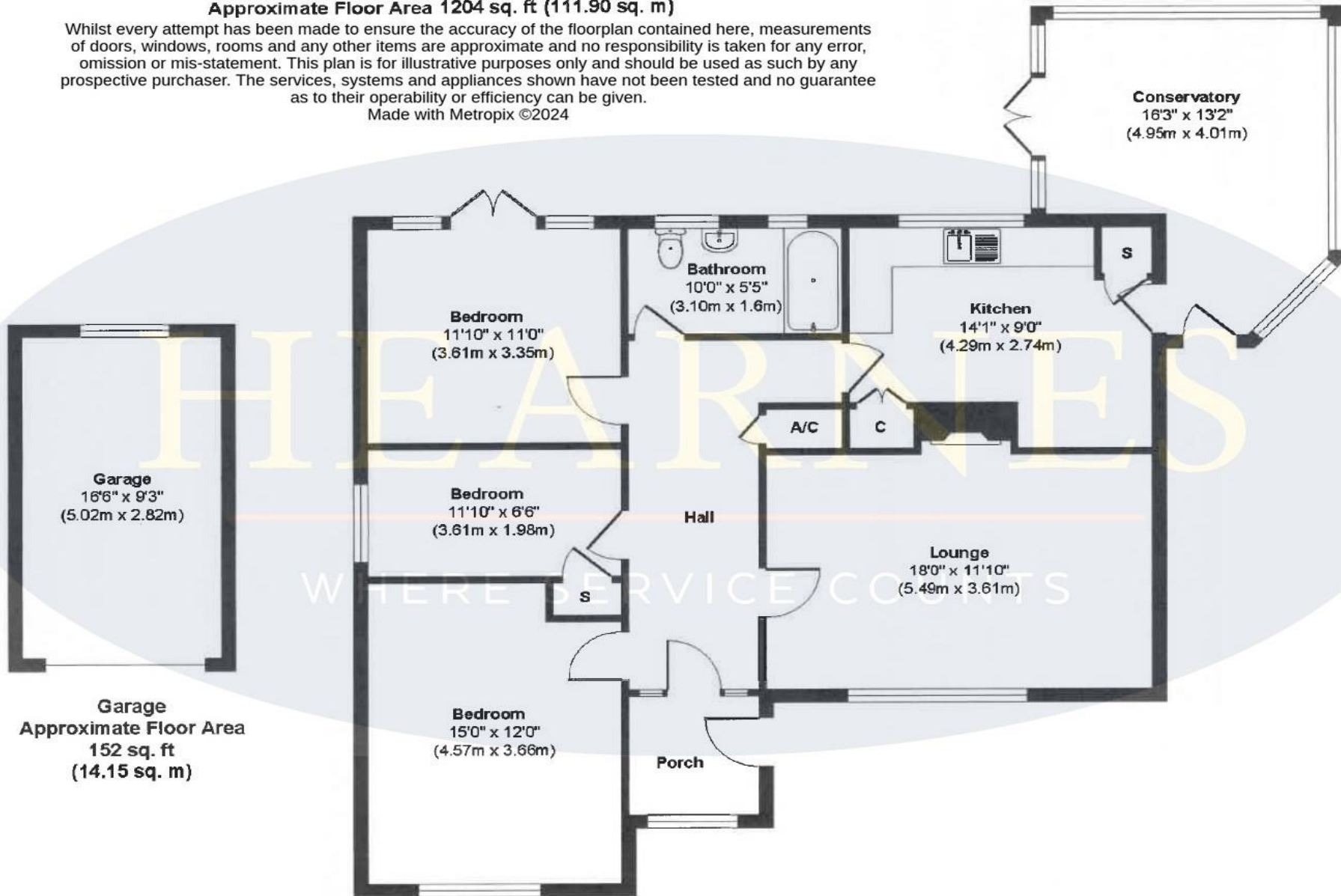




Approximate Floor Area 1204 sq. ft (111.90 sq. m)

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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Garage
Approximate Floor Area
152 sq. ft
(14.15 sq. m)

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

- The **front driveway** provides ample parking and leads to the detached garage
- The **detached garage** has an up and over door, light and power
- The generous size **front garden** provides privacy being set well back from the road
- The **rear garden** is a special feature as it has a private, south easterly aspect and adjoining the rear of the property there is a large patio with a landscaped lawn and pathways leading to a raised deck and pergola seating area and a charming Chinese style raised decking platform with canopy over overlooking the attractive pond feature
- There is also further storage to the side of the property
- **Further benefits include;** gas central heating and double glazing

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located just under 1.5 miles away with a selection of local amenities 0.3 miles away.



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