



FOR SALE
HEARNES
hearines.com
01202 890890

HEARNES
WHERE SERVICE COUNTS

**Bunting Road, Ferndown
Dorset, BH22 9QZ**

FREEHOLD GUIDE PRICE

£350,000

“A generous sized family home with a secluded south facing garden”

This conveniently located and generous sized three double bedroom semi-detached family home has a secluded south facing rear garden, single garage and driveway.

This light and spacious family home has undergone a number of improvements to include a modern bathroom and a refitted modern kitchen which leads directly out to a southerly facing rear garden.

- **Three double bedroom semi-detached family home with a south facing garden**

Ground Floor

- **Entrance porch**
- **22ft Dual aspect lounge/dining room**
- **Lounge area** with a picture window overlooking the front garden
- **Dining area** with ample space for a dining table and chairs and a window overlooking the rear garden
- **Refitted modern kitchen** incorporating ample worktops with a good range of base and wall units, integrated oven, hob and extractor, recess for a fridge/freezer, integrated dishwasher and washing machine, window overlooking the rear garden and a door giving access. Useful large walk-in under stairs storage cupboard

Landing

- **Bedroom one** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors and a window to the front aspect
- **Bedroom two** is a double room overlooking the rear garden, with a fitted linen cupboard
- **Bedroom three** is also a double room with a view to the front aspect
- **Family bathroom** fitted in a stylish white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, tiled walls and flooring
- **Separate cloakroom** finished in a white suite with tiled floor
- **Rear garden** which is a superb feature of the property as it measures approximately 35ft in length, faces a **southerly aspect** and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved seating area, with a path leading round to a side gate. Steps lead up to a lawned area and timber decked seating area. The garden itself is stocked with attractive plants and shrubs and is fully enclosed
- A front driveway provides **off-road parking** which leads up to a single garage
- **Single garage** with a metal up and over door, light, power, wall-mounted gas-fired boiler and a side door
- **Further benefits** include double glazing, and a gas-fired heating system

Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: C

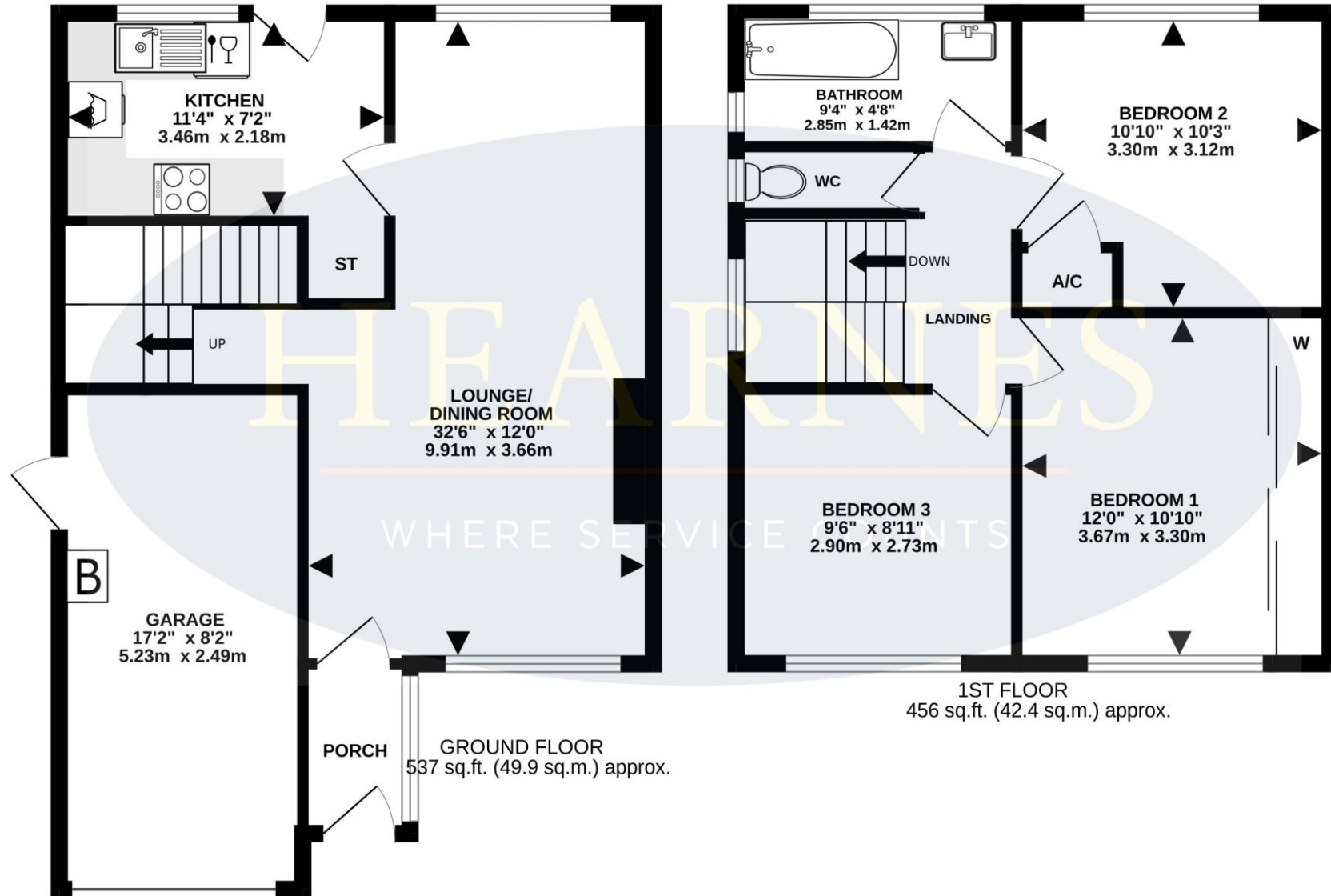
EPC RATING: D



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.

TOTAL FLOOR AREA : 993 sq.ft. (92.2 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.
Made with Metropix ©2024



6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

