

Pinewood Road

Ferndown, Dorset BH22 9RW





"Extremely well proportioned detached bungalow on a ¼ of an acre plot with three double bedrooms, three bathrooms, double garage and no chain"

FREEHOLD GUIDE PRICE £700,000

Superb opportunity to acquire an impressive detached traditional bungalow occupying a secluded plot measuring a ¼ of an acre with excellent potential to modernise and reconfigure.

The accommodation comprises three double bedrooms served by two ensuite shower rooms and a family bathroom, a functional kitchen, an adjacent separate utility room, 20'0 Living Room and further dining area to a double-glazed conservatory.

Other benefits include gas central heating, double glazing, a detached double garage with twin up and over doors and imposing wrought iron gates leading to the Pavia driveway with secure parking for numerous vehicles, including safe storage of a motorhome, together with several sections of garden and patio around the property, all enclosed by mature hedging in this Sylvan setting.

- **Convenient covered entrance porch** with tiled step up the double-glazed front door with picture window and double-glazed windows to both sides leading to the entrance hall
- **Entrance hall** – hatch to loft space and door to cupboard housing gas boiler and mega flow water tank
- **Living Room** – Extremely spacious dual aspect living room with double glazed bay window to the front and further window to the side, centrally positioned feature Adam Style ornate mantle piece, with stone back drop and hearth, inset gas flame effect fire, ornate coving and central ceiling roses and archway through to an open plan section of dining room
- **Dining room** – with double glazed French doors giving access to conservatory
- **Conservatory** – triple aspect with double glazed windows to both the sides and rear, sliding large double glazed patio doors giving access to and overlooking the entire side garden with a pitched polycarbonate roof and tiled flooring
- **Kitchen** – modern kitchen comprising a range of base and wall mounted units, adjoining worktops, glazed display cabinets, 1.5 bowl ceramic sink unit with mixed taps and double-glazed window above, tiled flooring and splashbacks, space and plumbing for dishwasher and an open arch to a utility room
- **Utility room** – a versatile addition to the kitchen with matching base and wall mounted units, worktops, power and plumbing, tiled flooring and double-glazed sliding doors to one aspect and a double-glazed door and window to the other, both providing access to sections of garden
- **Bedroom one** – is particularly spacious, with double glazed bay window to the front, a comprehensive range of fitted wardrobes with sliding mirror fronted doors and door to the ensuite shower room
- **Ensuite shower room** – fully tiled walls with contrasting tiles, shower cubicle, with Mirar wall mounted shower unit and glazed door, WC, vanity unit with his and hers wash hand basins, double glazed window to the rear
- **Bedroom two** – double glazed window to the rear, fitted wardrobes with mirror fronted sliding doors and door to ensuite shower room
- **Ensuite shower room** – fully tiled walls and flooring with shower cubicle, Mirar wall mounted shower unit and extractor fan above, WC, pedestal wash hand basin, double glazed window to the rear
- **Bedroom three** – double glazed window to the rear, two fitted wardrobes, with hanging space and shelving above and double doors to both sides of a recess
- **Family bathroom** – fully tiled walls and flooring with Victorian style bathroom suite, comprising panel bath with central Victorian style mixer tap and shower attachment, WC, ornate wash hand basin, double glazed window to the rear

COUNCIL TAX BAND: F

EPC RATING: D

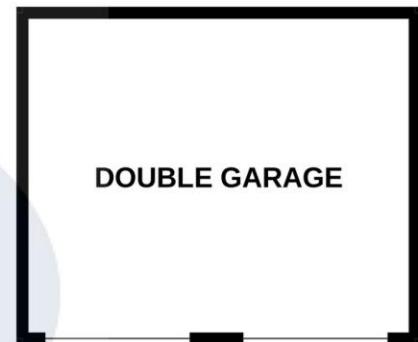
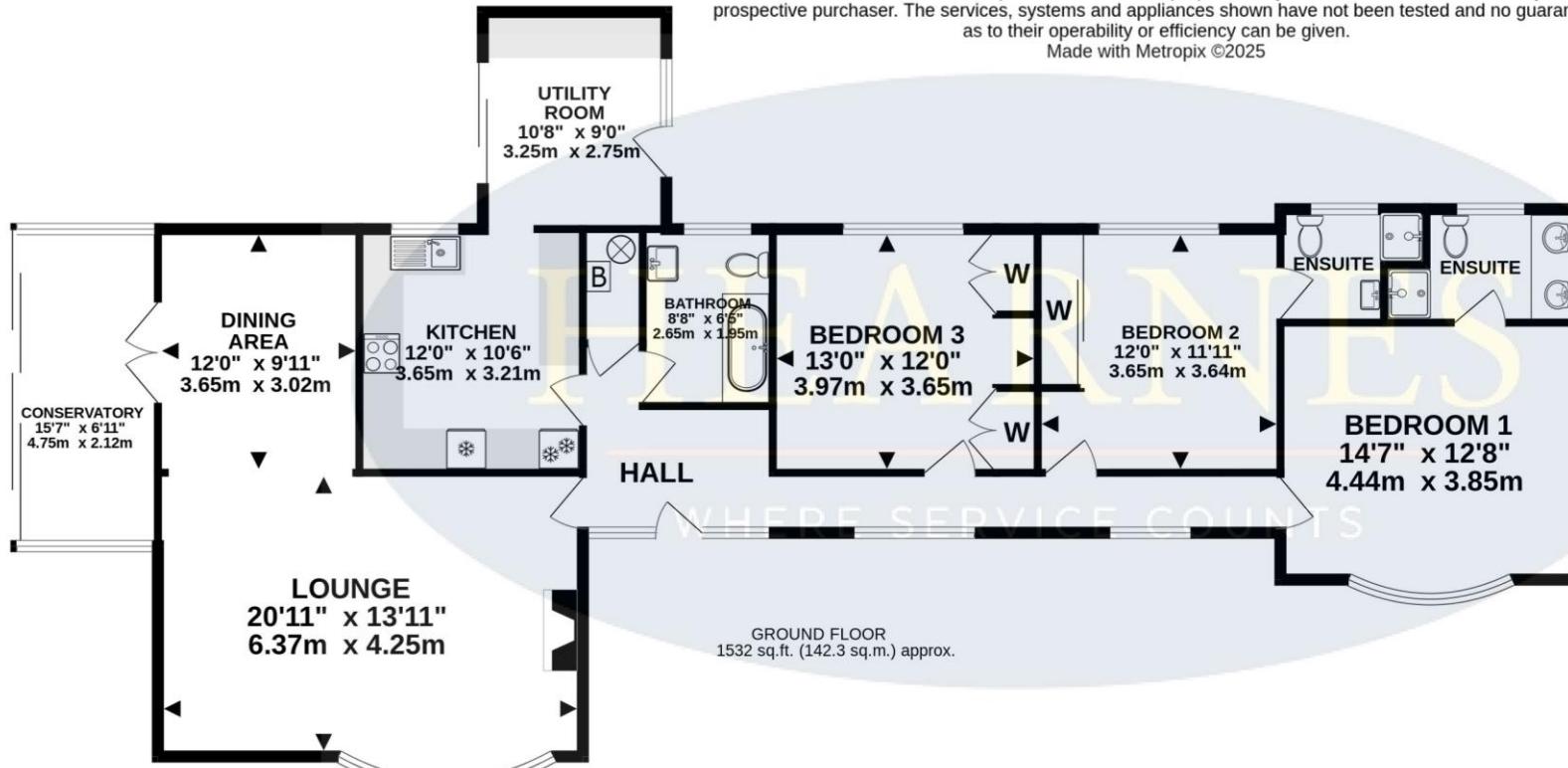




TOTAL FLOOR AREA : 1932 sq.ft. (179.5 sq.m.) approx.

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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DOUBLE GARAGE



GARDEN STORE
12'0" x 7'10"
3.65m x 2.40m

NOT LOCATED IN EXACT POSITIONS
400 sq.ft. (37.2 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

Impressive wrought iron double gates provide secure access to the Pavia driveway which has parking for numerous vehicles behind a screen of mature hedging, with ample space for a motorhome.

Detached double garage with twin up and over doors and pitched roof storage.

There are pathways to a hidden rear courtyard patio and mature gardens from the front to the side (77'0 x 83'0) garden with a vast lawn, raised patio and excellent seclusion.

The property is notable for its Sylvan setting in one of the areas most popular roads due to its convenient access to a local general store, regular bus routes and access to highly rated schools and Ferndown Town Centre.



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