



HEARNES

WHERE SERVICE COUNTS

**Clayford Avenue
Ferndown, Dorset BH22 9PG**

FREEHOLD GUIDE PRICE

£400,000

“Detached chalet style home providing excellent opportunity to extend (STPP) with exceptional detached double garage and side driveway access offered with NO chain”

This detached bungalow/chalet has a converted loft area together with two double ground floor bedrooms served by an ensuite and adapted shower/wet room, an open plan lounge and dining space both with patio doors to the adjacent conservatory and kitchen all providing excellent scope for modernisation and extension (STPP).

Other benefits include modern replacement Viessmann gas combination boiler (2024), double glazing, a reception hallway with stairs to the first floor, converted loft room offering multiple uses, a separate utility space and driveway parking for numerous vehicles, through timber gates to an exceptional detached double garage with further space behind to a mature secluded rear garden and patio.

The property has the potential to extend due to the width of the drive and is offered with NO forward chain.

- Double glazed **front door** with leaded picture window to the reception hallway
- **Reception hallway** - reception area with double glazed bay window to the front and stairs leading to the first floor, ideal space for a study or home office, whilst the remaining hallway provides door to cupboard and further double doors to airing cupboard with slated shelving and radiator
- **Kitchen** - comprising a range of base and wall mounted units with adjoining worktops, sink unit with mixer taps, gas point and space for cooker with extractor above, integrated fridge freezer and stable style timber door to a utility space, with worktop space and plumbing for a washing machine and wall mounted Viessmann, combination gas boiler fitted in 2024. Convenient door to the rear garden
- **Lounge/dining room** – spacious open plan area with double glazed French doors from the living room giving access to the rear garden, with a double glazed window to the side, a partially dividing arch to the dining area which has double glazed sliding French doors giving access to the conservatory
- **Conservatory** – triple aspect, double glazed French doors, angled polycarbonate roof and views over the rear garden
- **Bedroom one** – double glazed window to the side aspect, door to ensuite shower room, fully tiled wash hand basin, WC, double glazed window and walk-in shower recess with wall mounted Mira shower unit
- **Bedroom two** – double glazed bay window to the front aspect
- **Ground floor shower room** – fully tiled adapted wet room with wall mounted shower unit, two double glazed windows, WC, wash hand basin and chrome ladder style radiator

First floor

- **Reception room/Bedroom three** – dual aspect with Velux windows to both front and rear, access to loft storage (Agents note – this room will provide multiple uses with staircase access but does not have a door making it a separated room)

Outside

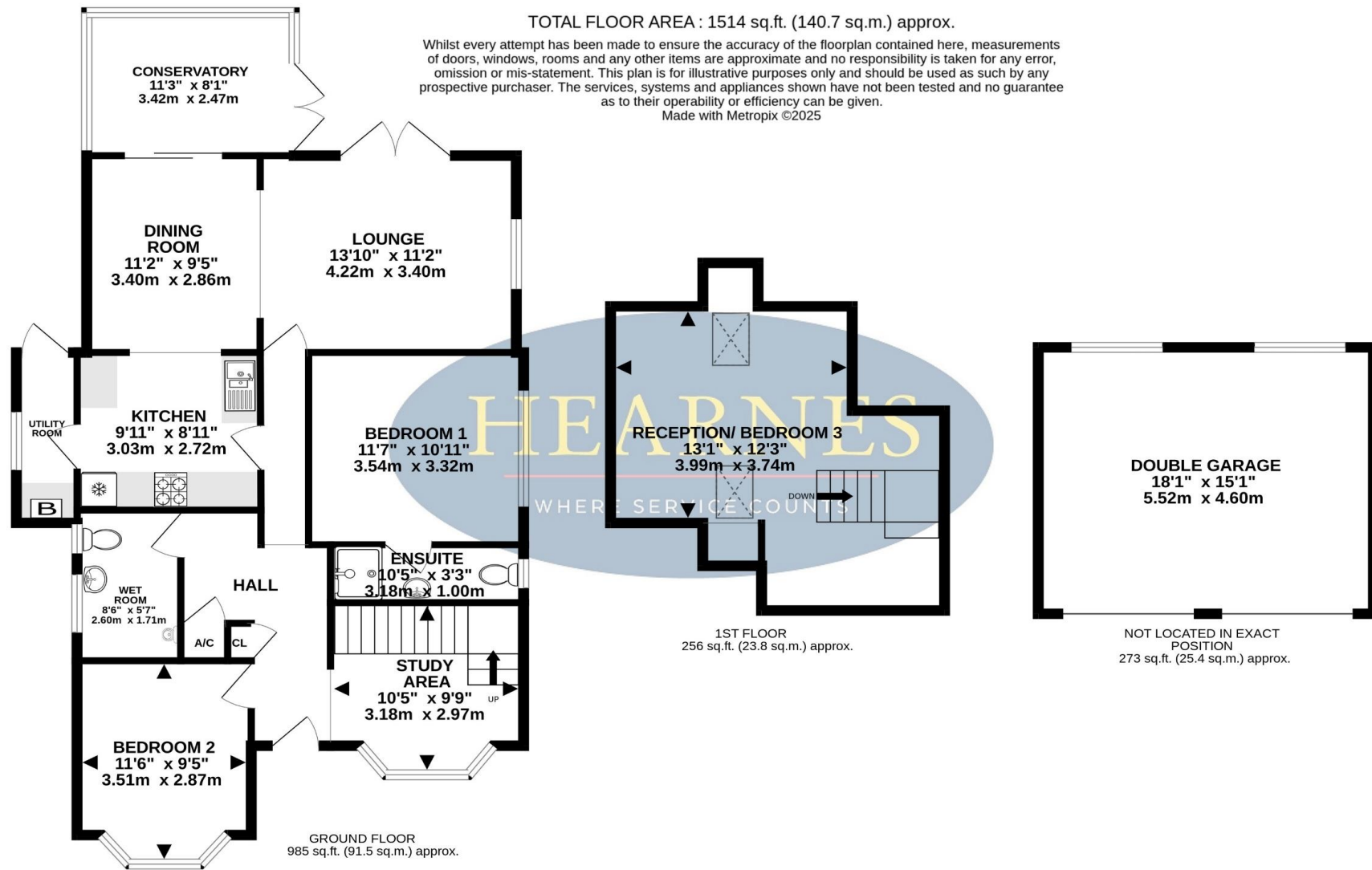
- **Front** – delightful mature well maintained front garden with level lawn, shrub and flower borders and driveway providing parking for two vehicles, to timber gates which then provide secure driveway access for numerous vehicles, to a detached well proportioned double garage. This area has excellent potential for extension (stpp)
- Detached **double garage** (18'x 15') - twin up and over doors with pitched tiled roof
- **Rear** – the rear garden measures 70' max behind garage x 50', is secluded with patio, area of lawn, fishpond and dividing wall to the drive. There is also a gate to a section of further garden area behind the garage, enclosed entirely by wood panel fencing

COUNCIL TAX BAND: C

EPC RATING: F

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.





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