



**Russet Close
Ferndown, Dorset, BH22 9JL**

FREEHOLD GUIDE PRICE

£375,000

“A superbly positioned bungalow with a secluded south facing garden, single garage and owned solar panels”

This conveniently located three bedroom, one shower room detached bungalow has a secluded south facing rear garden, detached single garage and driveway.

A unique and added benefit of the property are the owned solar panels along with the convenient location as it is located approximately 750 metres from Ferndown’s town centre.

- **Three bedroom detached bungalow with secluded south facing garden and owned solar panels**
- **Entrance porch**
- **Entrance hall**
- Good size 20ft dual aspect **lounge/dining room**
- **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, recess and plumbing for washing machine, low level breakfast bar, integrated oven, grill, hob and extractor, integrated fridge and freezer, double glazed window overlooking the rear garden, double glazed door giving access out
- **Bedroom one** is a generous size double bedroom with fitted wardrobes
- **Bedroom two** is also a double bedroom with wardrobe, drawer storage and shelving
- **Bedroom three** is a good size single bedroom with fitted wardrobes
- **Shower room** incorporating a walk-in shower area, bidet, WC, wash hand basin, partly tiled walls
- **The rear garden** measures approximately 45ft x 40ft, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio** a path continues down to a rear pedestrian access, **detached single garage and driveway**. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. The garden itself is fully enclosed
- There is a good sized area of **front and side garden**
- **Further benefits include;** double glazing, a gas fired heating system, owned solar panels and solar heated hot water

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

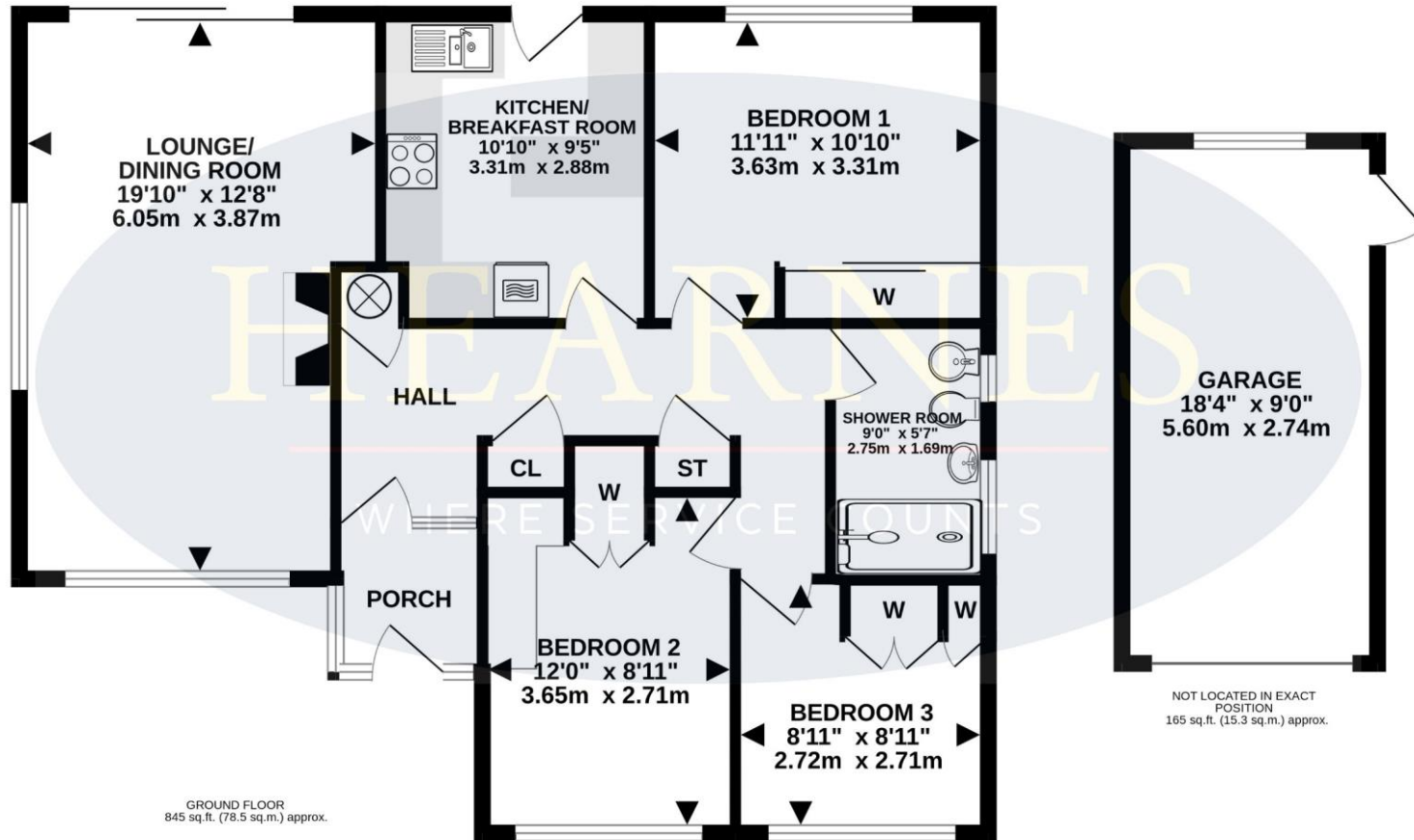
EPC RATING: B

AGENTS NOTE: 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.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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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