



HEARNES
WHERE SERVICE COUNTS

Dorset Avenue, Ferndown
Dorset, BH22 8HN

FREEHOLD PRICE

Offers in excess of £525,000

“Generous sized two bedroom detached bungalow nestled on a corner plot in a convenient location”

A generous sized two bedroom, two reception room detached bungalow nestled on a corner plot within a popular and sought after location close to local amenities. This deceptively spacious bungalow has a tremendous amount of scope and potential.

- **Two double bedroom detached bungalow positioned on a secure and secluded plot within a sought after location**
- Separate **entrance porch**
- Generous **entrance hall** with loft access
- Large **L-shaped lounge/dining area** enjoying dual aspect to the front and side with patio doors giving access into the conservatory
- The **conservatory** overlooks the side of the property and enjoys a southerly aspect
- The **kitchen** offers an excellent amount of storage with ample floor and wall units, oven, gas hob, space and plumbing for washing machine and fridge/freezer and also benefits from a door leading to the rear garden
- The **master bedroom** overlooks the garden and comes equipped with several built in wardrobes
- **Bedroom two** is a further double bedroom with a built in double wardrobe
- **Family bathroom** comprises a bath with overhead shower, WC, wash hand basin with vanity unit under and fully tiled walls
- Generous **storage cupboard** which is located next to the bathroom and could be made into a utility space
- The property sits on a generous size plot with a landscaped **garden** which is fully enclosed and secluded and includes a large shed for storage
- The **front and side garden** are mainly laid to lawn with a paved path linking the property all around
- Driveway providing **off road parking** for several vehicles and leads to a **detached single garage**
- Further benefits include; double glazing, UPVC fascias & soffits and a recently installed new combi boiler

Marks & Spencer's Simply Food is located less than ½ a mile away via a footpath from Morden Avenue, whilst amenities on Glenmoor Road are approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 500 metres away.

COUNCIL TAX BAND: E

EPC RATING: D

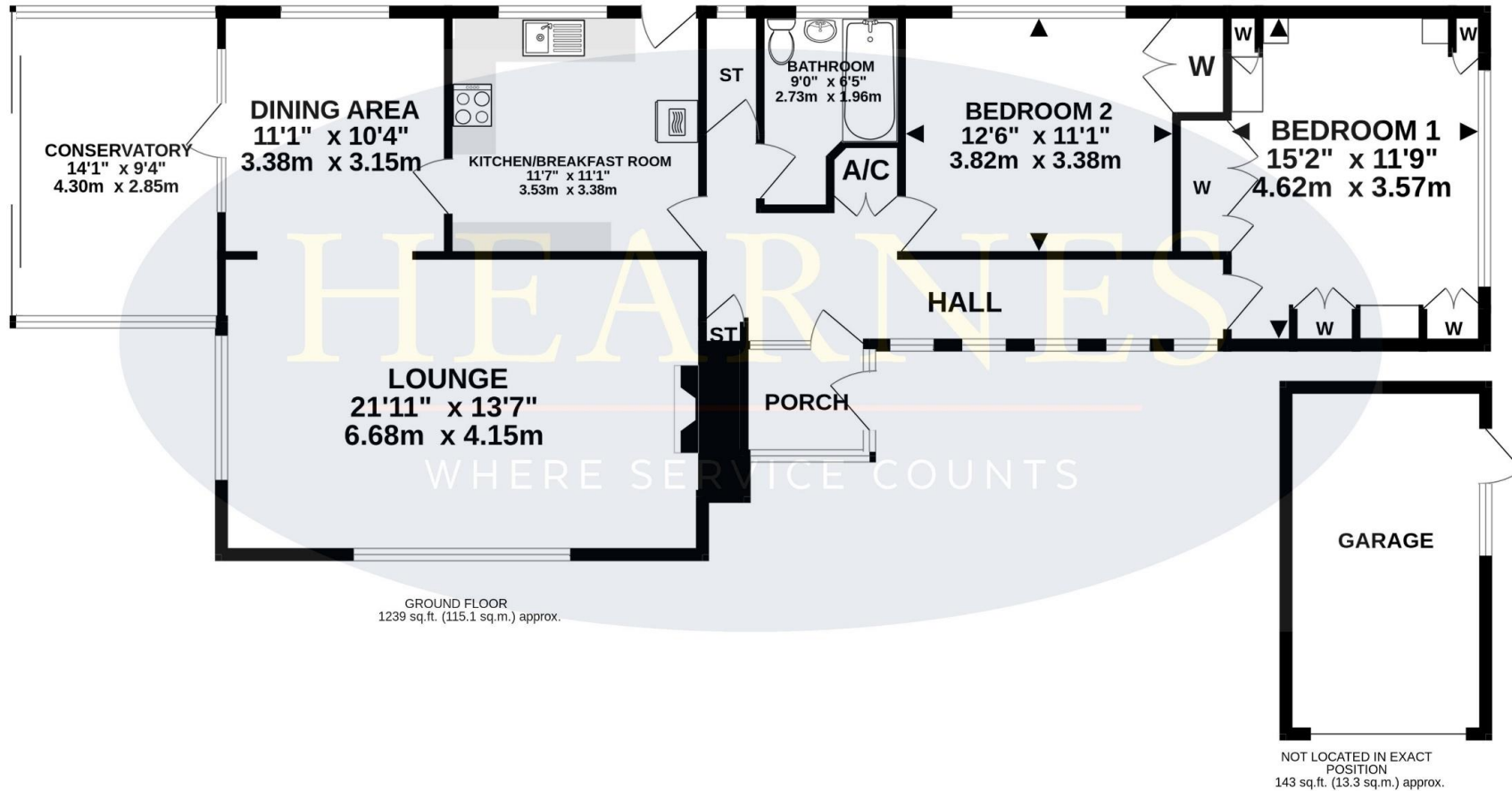
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

