

Award Road

Stapehill, Wimborne, Dorset BH21 7NT



HEARNES

WHERE SERVICE COUNTS



“A virtually brand new 1,545 sq ft bungalow with a 55ft landscaped rear garden overlooking protected heathland”

FREEHOLD GUIDE PRICE £600,000

This deceptively spacious and beautifully finished four bedroom, one bathroom, one shower room detached bungalow has a 55ft secluded and landscaped rear garden, 23ft 9in x 9ft 10in single garage and driveway providing generous off road parking.

This virtually brand new 1,545 sq ft bungalow has been finished to an extremely high standard whilst situated in the delightful semi-rural location overlooking protected heathland and conveniently located for both Wimborne and Ferndown.

- **A virtually brand new four bedroom detached bungalow with a 23ft garage, secluded garden offered with no chain**
- **20ft x 17ft Spacious entrance hall** with double coat cupboard and loft access
- Beautifully finished **kitchen/breakfast room** incorporating extensive Quartz worktops which continues round to form a breakfast bar with matching upstands, there is a vaulted ceiling with large double glazed Velux roof window flooding this space with lots of natural light and an excellent range of integrated appliances to include oven, grill, hob and extractor, dishwasher, fridge and freezer and an opening through into the lounge/dining area
- **Lounge/dining area** enjoys a dual aspect with ceiling skylight and bi-fold doors opening into a private landscaped rear garden
- **Utility room** with worktops, sink unit, recess and plumbing for washing machine and a double glazed door leading out to a side path
- **Bedroom one** is a generous size double bedroom with double glazed French doors leading out into a landscaped and private rear garden
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is a large double bedroom which could also be used as a reception room
- **Bedroom three** is also a double bedroom
- **Bedroom four** is a large single bedroom
- **Family bathroom** finished in a stylish white suite incorporating a shower/bath with chrome raindrop shower over and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

COUNCIL TAX BAND: D

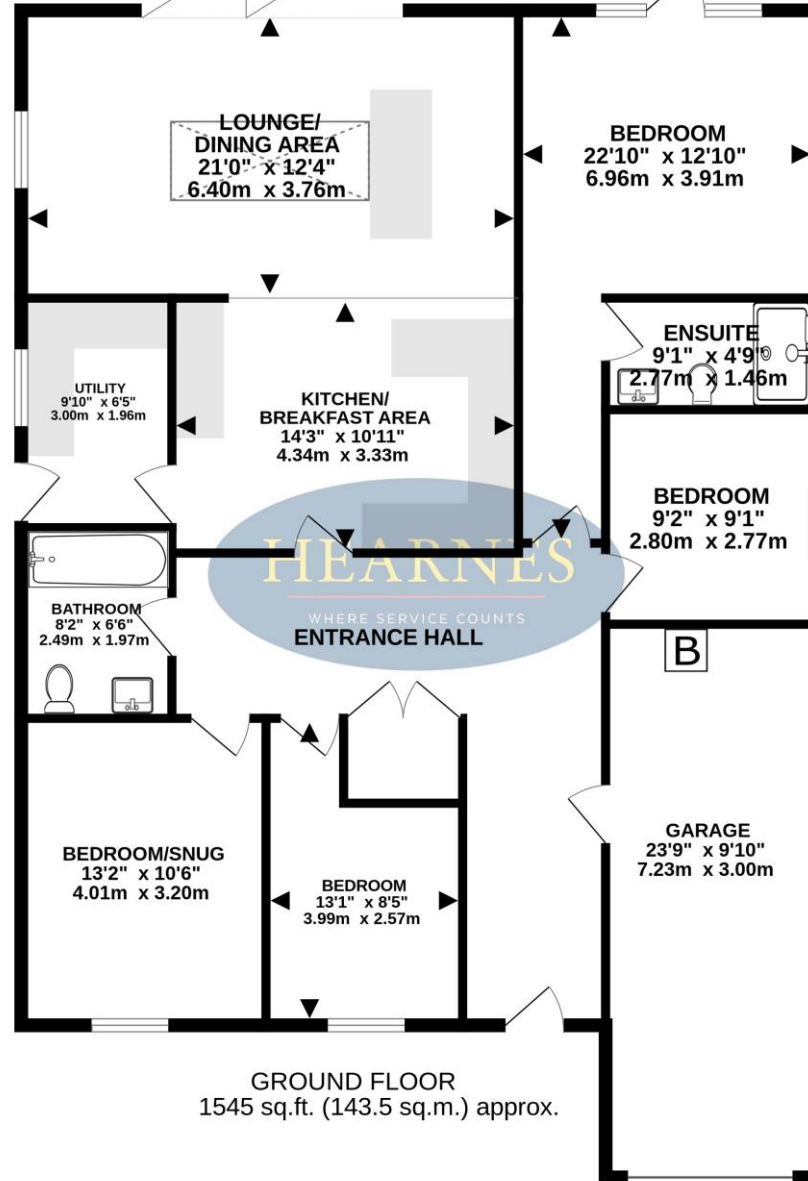
EPC RATING: C





TOTAL FLOOR AREA : 1545 sq.ft. (143.5 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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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.





Outside

- **The rear garden** is a superb as it measures approximately 55ft x 45ft, offers a good degree of seclusion and has been landscaped
- Adjoining the rear of the property there is a **large paved patio area** with outside power points. The remainder of the garden is predominantly laid to lawn. A side path continues down one side of the property with a useful graveled side storage area on the opposite side
- **A front graveled driveway** provides generous off road parking which in turn leads up to a large integral garage
- **Large garage** measuring 23ft 9in x 9ft 9in, has a remote control up and over door, wall mounted gas fired boiler, pressurised hot water tank, light and power and an internal door leading through into the property
- **Further benefits include;** new double glazing, brand new central heating system, UPVC fascias and soffits and the property now comes to the market offered with no onward chain

The market town of Wimborne is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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