

# Pine Glen Avenue

Ferndown, Dorset, BH22 9QP



**HEARNES**

WHERE SERVICE COUNTS







# *“Beautifully maintained four double bedroom detached bungalow with 85ft rear garden”*

**FREEHOLD PRICE £650,000**

This superbly positioned and generous sized four double bedroom, one bathroom, one shower room detached and modernised bungalow has a private landscaped 85ft west facing rear garden, detached single garage and driveway providing generous off road parking.

The property is situated in a sought after, yet peaceful location situated close to all the local amenities.

- **Four bedroom detached bungalow with a private 85ft west facing garden**
- Impressive 27ft **entrance hall**
- 27ft x 23ft open plan **kitchen/lounge/dining room** is a fantastic feature of the property
- The light and spacious **lounge/dining area** benefits from ample space for furniture, a feature fireplace with log burner and two sets of double French doors out to the rear decking
- The **Kitchen** benefits from ample work surface space and both floor and wall mounted storage, as well as fitted double side by side ovens, electric hob, dishwasher and fridge/freezer
- **Utility room** with several storage units, sink and space for a washing machine and tumble dryer
- **Bedroom one** is a good size double bedroom with an excellent range of fitted furniture including dressing table and drawers as well as mirrored wardrobes creating a dressing area and a window to the front aspect
- Spacious **en-suite shower room** has been fully tiled throughout and finished in a modern white suite incorporating a double walk-in shower with waterfall showerhead, wash hand basin with vanity storage beneath, WC and heated towel rail
- **Bedroom two** is also a double bedroom with fitted wardrobes and a window to the side aspect
- **Bedroom three** is another double bedroom but is currently being utilised as a **study** with a window to the front aspect
- **Bedroom four** is a double bedroom with a window to the side aspect
- **Family bathroom** is also fully tiled throughout and is finished with a modern white suite incorporating a corner shower cubicle, panelled bath with shower hose, wash hand basin with storage underneath, WC and heated towel rail
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired central heating system with replacement boiler

**COUNCIL TAX BAND: D**

**EPC RATING: D**



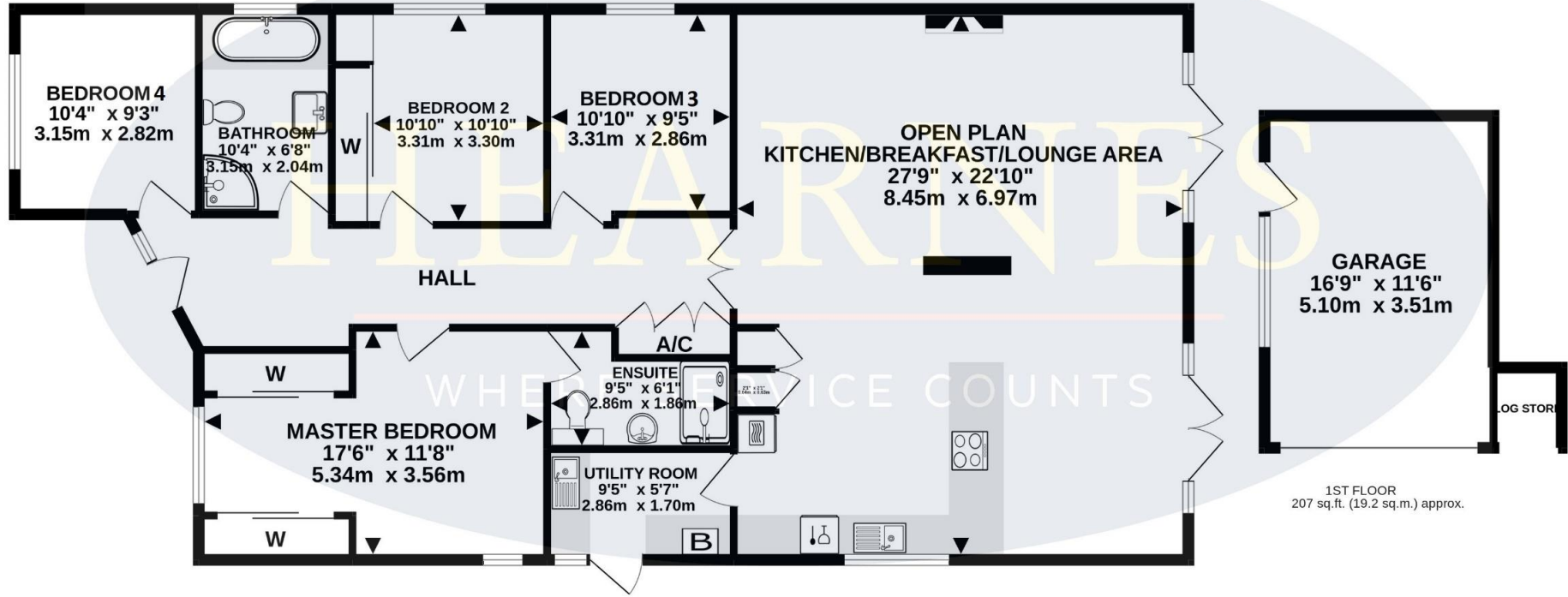




TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.

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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1ST FLOOR  
207 sq.ft. (19.2 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
1426 sq.ft. (132.5 sq.m.) approx.









## Outside

- The **rear garden** is an excellent feature of the property measuring approximately 85ft x 50ft facing a westerly aspect and offering an excellent degree of seclusion and privacy. The Garden is mainly laid to lawn but also benefits from a raised decked area off of the lounge and dining room
- The **front garden** has been landscaped for ease of maintenance
- The front **driveway** has been block paved and provides generous off-road parking whilst the side **driveway** leads down to the detached **single garage**
- Detached **single garage** with light and power, side personal door and window

Ferndown town centre is located less than 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.





6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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