



**HEARNES**  
WHERE SERVICE COUNTS

**Ameyford Road, Ferndown  
Dorset, BH22 9QB**

# FREEHOLD GUIDE PRICE

## £375,000

***“A charming and deceptively spacious detached bungalow only 1 mile from Ferndown’s town centre with regular bus routes in excellent condition”***

This very well presented detached traditional bungalow provides well-proportioned living space together with a manageable landscaped rear garden and pleasant private outlook. The property is located in a convenient position on regular bus routes with a local convenience store close by and level access to Ferndown town centre shops and amenities.

- **Two double bedroom detached bungalow with a 55’ rear garden**
- **Entrance hallway**
- **Kitchen** enjoying a dual aspect incorporating a range of base and wall mounted units with rolltop work surfaces, a stainless steel sink unit and drainer, attractive tiled splashbacks, integrated oven, hob and extractor, integrated dishwasher and fridge/freezer, recess and plumbing for washing machine, double glazed window overlooking the rear garden and double glazed window and door leading out to the side driveway
- **21’ Lounge/dining room** with a double glazed window overlooking the rear garden and double glazed internal doors lead through to the conservatory
- **15’ Conservatory** enjoying pleasant views over the rear garden with a radiator allowing for this room to be used all year round, tiled flooring and French doors leading to patio area
- **Bedroom one** is a double bedroom with a double glazed window overlooking the front garden and an excellent range of fitted bedroom furniture
- **Bedroom two** is also a double bedroom with a double glazed window overlooking the front garden and an excellent range of fitted bedroom furniture
- **Wet room** with a stylish re fitted suite comprising a walk-in shower area with chrome raindrop shower head, low level WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** offers an excellent degree of seclusion, measures 55’ x 40’ and is beautifully kept. The garden incorporates a large paved patio area and a gravelled area with two areas of tiered well kept lawn and a brick built BBQ. Also within the garden there are two timber storage sheds
- A front gravelled **driveway** leads up to double wooden gates which lead onto a further area of side driveway
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired central heating system and a security alarm

Ferndown town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: C**

**EPC RATING: E**

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 APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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