

# Mayfield Way

Ferndown, Dorset, BH22 9HP



**HEARNES**

WHERE SERVICE COUNTS







# ***“A stunning and spacious bungalow with a secluded 75ft garden, in a sought after town centre location”***

**FREEHOLD GUIDE PRICE £525,000**

This superbly appointed and substantially enlarged two double bedroom detached bungalow has a double glazed conservatory overlooking a 75ft secluded rear garden with a detached single garage and driveway providing generous off-road parking.

The current owners have managed to create a light, spacious and stylish bungalow which has been finished to an extremely high standard. A particular feature of the property is a stunning open plan kitchen/breakfast/dining room which has a vaulted ceiling and enjoys a glorious view over the large and private rear garden. The property also enjoys a quiet yet extremely sought after location approximately 650 metres from Ferndown's town centre.

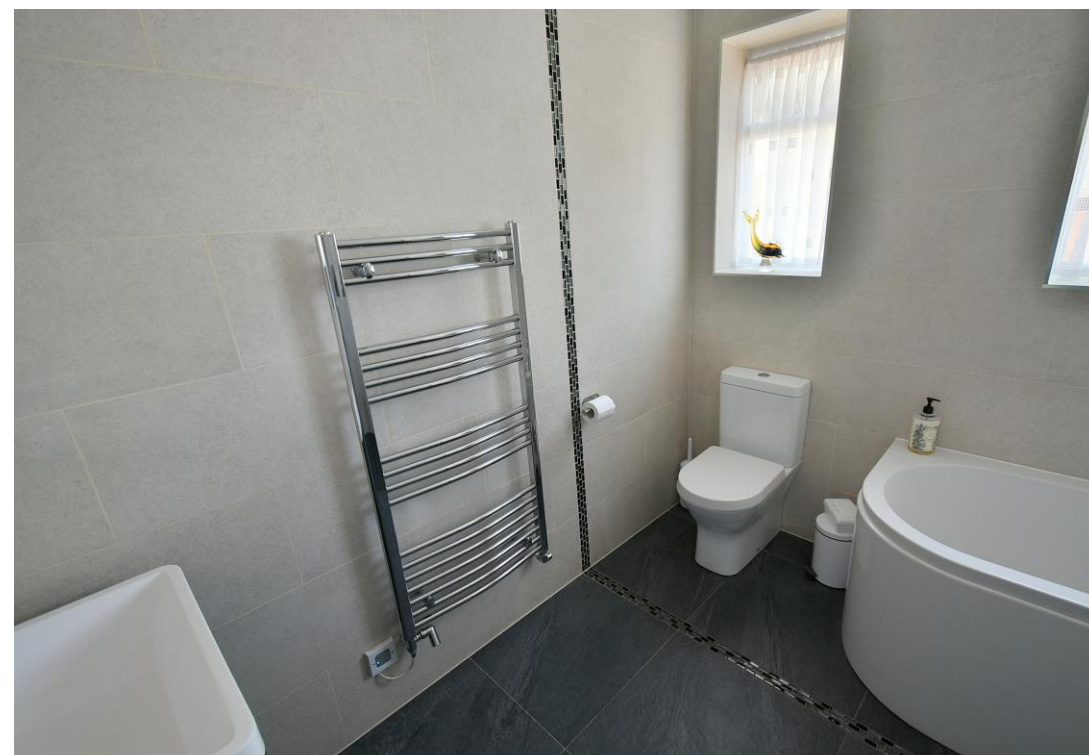
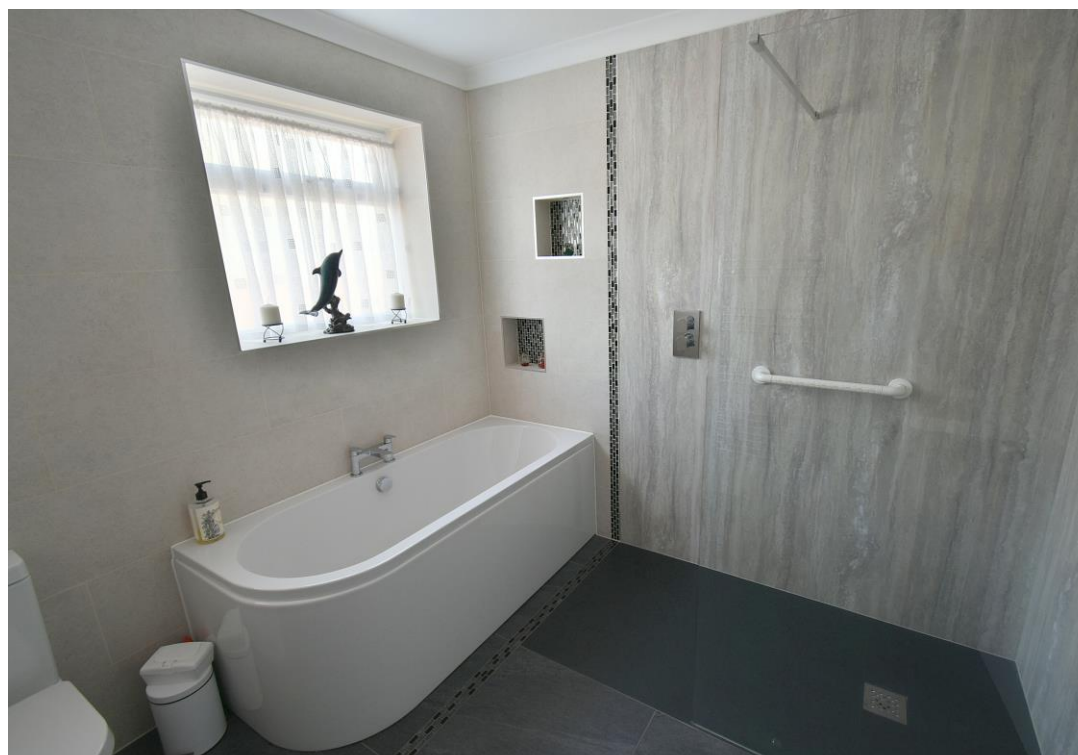
- **An extended two double bedroom detached bungalow with a 75ft secluded rear garden**
- 27ft Spacious **entrance hall**
- **19ft Lounge** with bay window overlooking the front garden and a recessed contemporary living flame log effect electric fire with TV recess above creates an attractive focal point
- Stunning open plan 26ft **kitchen/breakfast/dining room** with Amtico flooring. This room undoubtedly has the WOW factor, with three remote control Velux roof windows flooding the fantastic entertaining space with lots of natural light
- **Kitchen/breakfast area** beautifully finished with extensive quartz worksurfaces which continue round to form a breakfast bar, with an inset quartz sink. There is an excellent range of high quality Neff and Bosch integrated appliances to include oven, combi oven, gas hob and extractor canopy above, washing machine, dishwasher, fridge and freezer
- **Dining area** with ample space for a dining table and chairs and double glazed French doors leading out to the conservatory
- Fully double glazed **conservatory** with a radiator allowing for the room to be used all year round and French doors leading out to the rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes and a desk
- **Bedroom two** is also a double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- Luxuriously appointed and spacious **family bathroom/wet room** incorporating a large walk-in shower area, panelled bath, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits** include double glazing and a gas-fired heating system

**COUNCIL TAX BAND: D**

**EPC RATING: D**



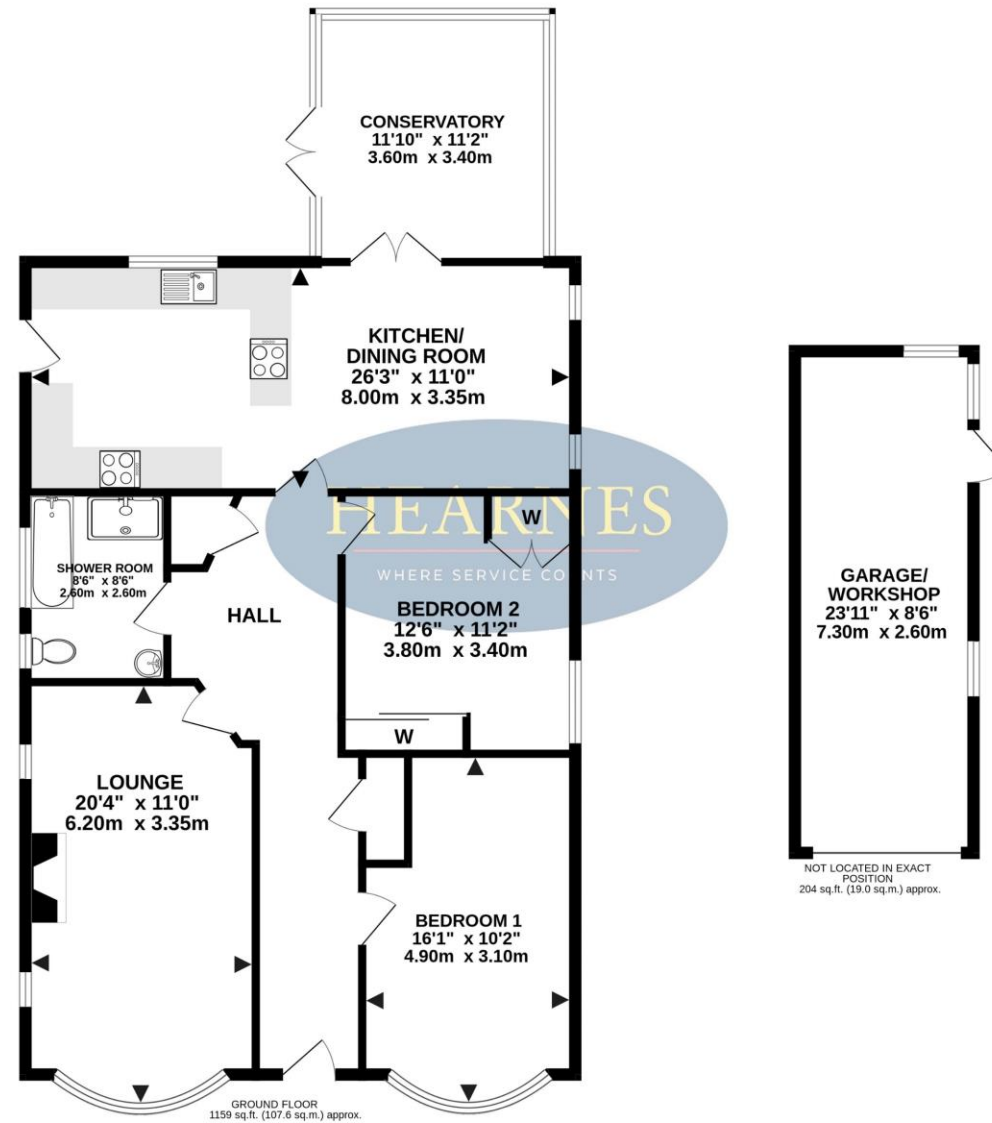




TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.

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.

Made with Metropix ©2024



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.









## Outside

- The **garden** is a particular feature of the property as it measures approximately **75ft in length**, is stocked with many attractive plants and shrubs and offers an excellent degree of seclusion. Adjoining the rear of the property there is a recently laid and ornately shaped Indian sandstone paved patio, with double wooden side gates opening onto the side driveway. An immaculately kept area of lawn continues down to a pond with water feature. The far corner of the garden is predominantly laid to lawn, bordered by well-stocked flower beds. Also at the far end of the garden there is a further area of patio and a greenhouse. The garden itself must be seen to be fully appreciated
- A front and side block paved driveway provides **generous off-road** parking for several vehicles. The driveway in turn leads down to a detached single garage/workshop
- Detached **single garage/workshop** measuring 23ft in length, with a metal up and over door, light, power and a side personal door

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](mailto:ferndown@hearnes.com)

**HEARNES**  
WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne