



**Mayfield Drive**  
**Ferndown, Dorset, BH22 9HR**

# FREEHOLD GUIDE PRICE

## £450,000

***“A conveniently located and extended chalet bungalow with a secluded south facing garden and no chain”***

This immaculately presented extended and improved, two double bedroom, one bathroom, one shower room detached chalet bungalow has a converted loft space, double glazed conservatory overlooking a secluded, south facing rear garden, large detached garage and driveway providing generous off road parking.

The property has been owned by the current owners for circa 17 years over which time the property has had a number of improvements which include a converted loft space which has created a useful study/hobby area. This light and spacious bungalow also has the added advantage of a utility room off the kitchen and a larger than average detached single garage. Another particular feature and added benefit is underfloor electric heating throughout. The property also now comes to the market offered with no onward chain.

- **A two double bed roomed detached chalet bungalow with a converted loft space, secluded south facing garden and no chain**
- **Entrance porch**
- **Spacious entrance hall** with a staircase rising to a converted loft space
- **Good size lounge/dining room** with sliding patio doors leading out into the conservatory
- **16ft Double glazed conservatory** with tiled floor and double glazed French doors leading out into the rear garden
- **Modern kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, integrated electric hob with extractor canopy above, twin ovens, space for American style fridge/freezer, tiled splashbacks, tiled floor, double glazed window to the side aspect
- **Good size utility room** with sink unit, worktops, base and wall units, cupboard housing a water softener, recess and plumbing for washing machine and space for condensing tumble dryer, tiled floor and double glazed door leading out into the rear garden
- **Bedroom one** is a good size double bedroom benefitting from fitted wardrobes and sliding doors giving access into the en-suite
- **En-suite shower room** finished in a white suite incorporating a good size corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors
- **Family bathroom** finished in a white suite incorporating panelled bath, pedestal wash hand basin, WC, fully tiled walls and flooring
- **The rear garden** faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 30ft x 25ft. The garden itself has been landscaped for ease of maintenance and incorporates a block paved path which continues round to side gates located on both sides of the property. There is a central block paved circular patio which is surrounded by a gravelled area, also within the garden there are many attractive plants and shrubs
- **A front and side block paved driveway** provides generous off road parking for several vehicles. A side driveway in turn leads up to a larger than average detached single garage
- **Garage** has remoted control up and over door, light and power and side personal door
- **Further benefits include;** double glazing, electric underfloor heating throughout and the property now comes to the market offered with no onward chain

Ferndown's town centre is located less than half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: F**

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.



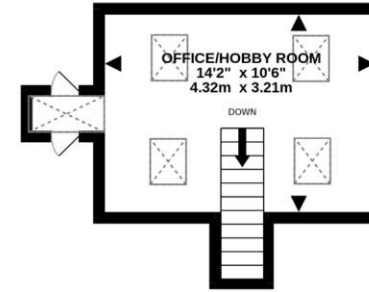
NOT LOCATED IN EXACT POSITION  
203 sq.ft. (18.9 sq.m.) approx.



GROUND FLOOR  
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
166 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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