

# Dorset Avenue

Ferndown, Dorset BH22 8HL



**HEARNES**

WHERE SERVICE COUNTS



# *“An immaculately presented and modernised bungalow with a 65ft secluded garden, offered with no chain”*

**FREEHOLD GUIDE PRICE £450,000**

A deceptively spacious and modernised two double bedroom, two shower room, two reception room detached bungalow with a 65ft secluded garden, detached single garage with adjoining workshop and summerhouse, situated in a popular and convenient location within Ferndown.

This light and spacious bungalow has undergone a number of improvements with the added benefit of having en-suite shower rooms to both double bedrooms as well as a separate cloakroom and a double glazed conservatory which overlooks a secluded rear garden.

The property is situated in a sought after and convenient location approximately 200 metres from a small selection of amenities and less than 1 mile from Ferndown's town centre. The property also now comes to the market offered with no onward chain.

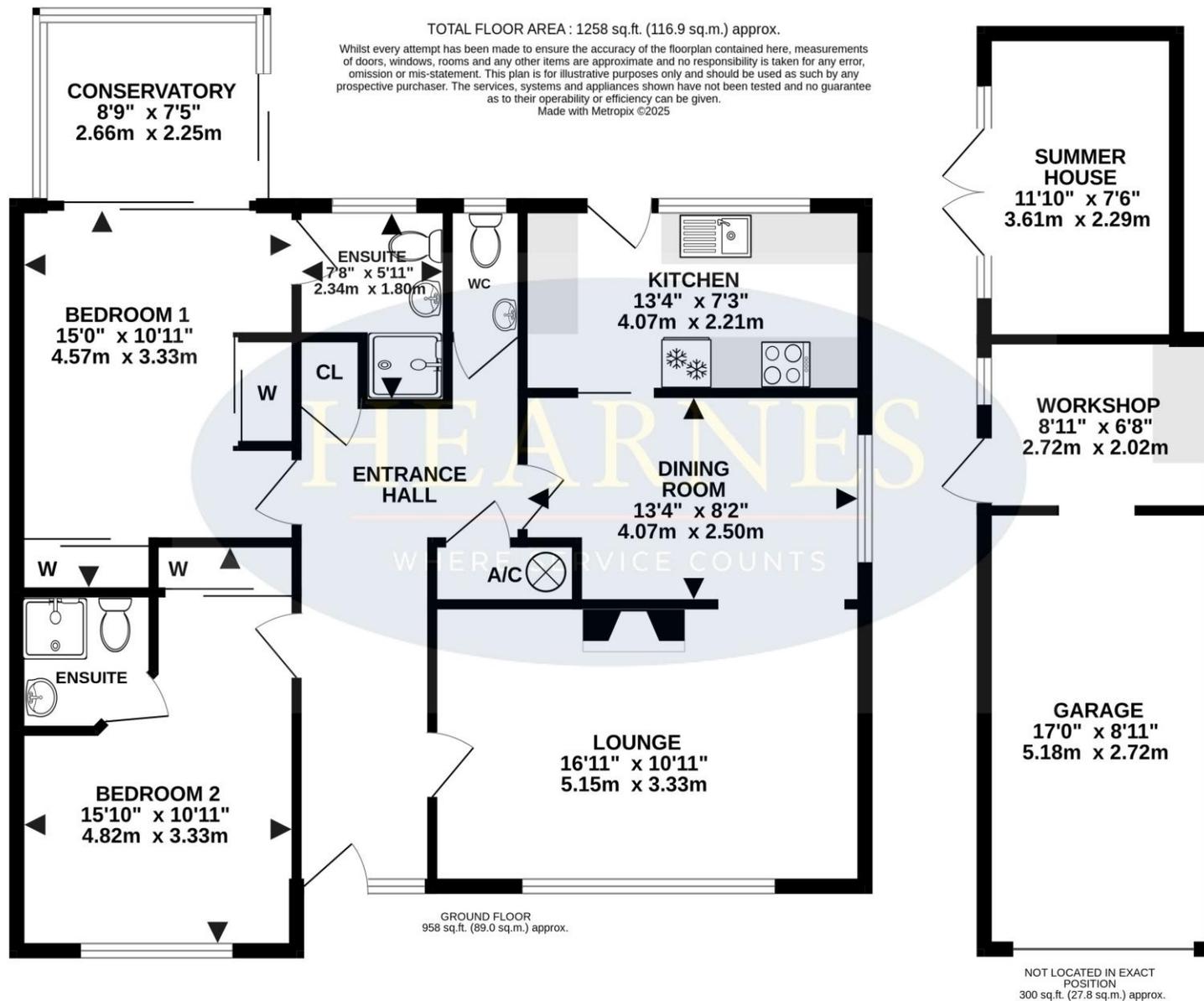
- **A two double bedroom, two en-suite detached bungalow with a 65ft secluded garden and no chain**
- 17ft Spacious **entrance hall**
- **Cloakroom** finished in a white suite
- Generous size **lounge** with a picture window overlooking the front garden and a wood burning stove creating an attractive focal point of the room
- Good size **separate dining room**
- **Modern kitchen** incorporating ample worktops with a good range of base and wall units, integrated oven, hob and extractor, recess and plumbing for washing machine, recess and plumbing for dishwasher, space for fridge/freezer, double glazed window overlooking the rear garden and double glazed door giving access
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes, sliding patio doors leading out into the conservatory
- **Spacious en-suite shower room** finished in a stylish white suite incorporating a good size shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath
- **The conservatory** has a tiled floor, is fully double glazed, has a radiator allowing this to be used all year round and sliding patio doors leading out into the rear garden and patio
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes
- Good size **en-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC

**COUNCIL TAX BAND: E**

**EPC RATING: D**







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 feature of the property as it measures approximately 65ft in length and offers an excellent degree of seclusion.
- Adjoining the rear of the property there is a **paved patio** and a side gate opening onto the side driveway. The patio continues round down to the **summerhouse and workshop**. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. At the far end of the garden there is a **greenhouse**. The garden itself is fully enclosed
- **A side driveway** provides generous off road parking and in turn leads down to a detached single garage
- **Detached single garage** has a metal up and over door, light and power, adjoining the rear of the garage there is a useful workshop
- **Further benefits include;** double glazing, UPVC fascias and soffits and a gas fired heating system with the boiler located in the loft. The property also now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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