



**Beaufoy's Avenue
Ferndown, Dorset, BH22 9RQ**

FREEHOLD GUIDE PRICE

£625,000

“A well proportioned detached bungalow with excellent scope to modernise, occupying a substantial corner plot measuring 0.27 of an acre offered with no forward chain”

A superb opportunity to acquire a deceptively spacious detached bungalow occupying a generous corner plot only ¼ of a mile from Ferndown town centre.

The accommodation comprises three double bedrooms served by an en-suite and family bathroom, a wonderful dual aspect living room with patio doors adjacent to a separate dining room which also has double glazed doors to the same patio overlooking the garden with a southerly aspect. There is a fitted functional kitchen/breakfast room and separate utility room with door to a further section of side garden.

Other benefits include gas central heating, entrance lobby with integral door to the double garage, cloakroom, reception hall, double glazing and driveway parking.

- **Entrance lobby** double glazed picture window and front door to the lobby area with integral door to the double garage and cloakroom
- **Entrance hallway** spacious reception hall
- **Cloakroom WC**
- **Living room** with dual aspect double glazed windows and sliding patio doors, central Purbeck stone mantle, doorway to the dining room
- **Dining room** with sliding patio doors out to the rear garden with doorways into the lounge and the kitchen/breakfast room
- **Kitchen/breakfast room** with a comprehensive range of wall and floor mounted units with a worktop and breakfast bar, double sink unit with double glazed window above, integrated oven, grill and inset gas hob, plumbing for dishwasher, tiled floor and door to the utility room
- **Utility room** floor mounted gas boiler, space, power and plumbing for appliances, double glazed door to the side garden
- **Bedroom** one double glazed window, built in wardrobes, door to the en-suite
- **En-suite** fully tiled walls and flooring, modern refitted cubicle, double glazed window
- **Bedroom two** double glazed window, built in wardrobes
- **Bedroom three** double glazed window
- **Family bathroom**, tiled floor and walls with tiled arch recess to bath, double glazed window

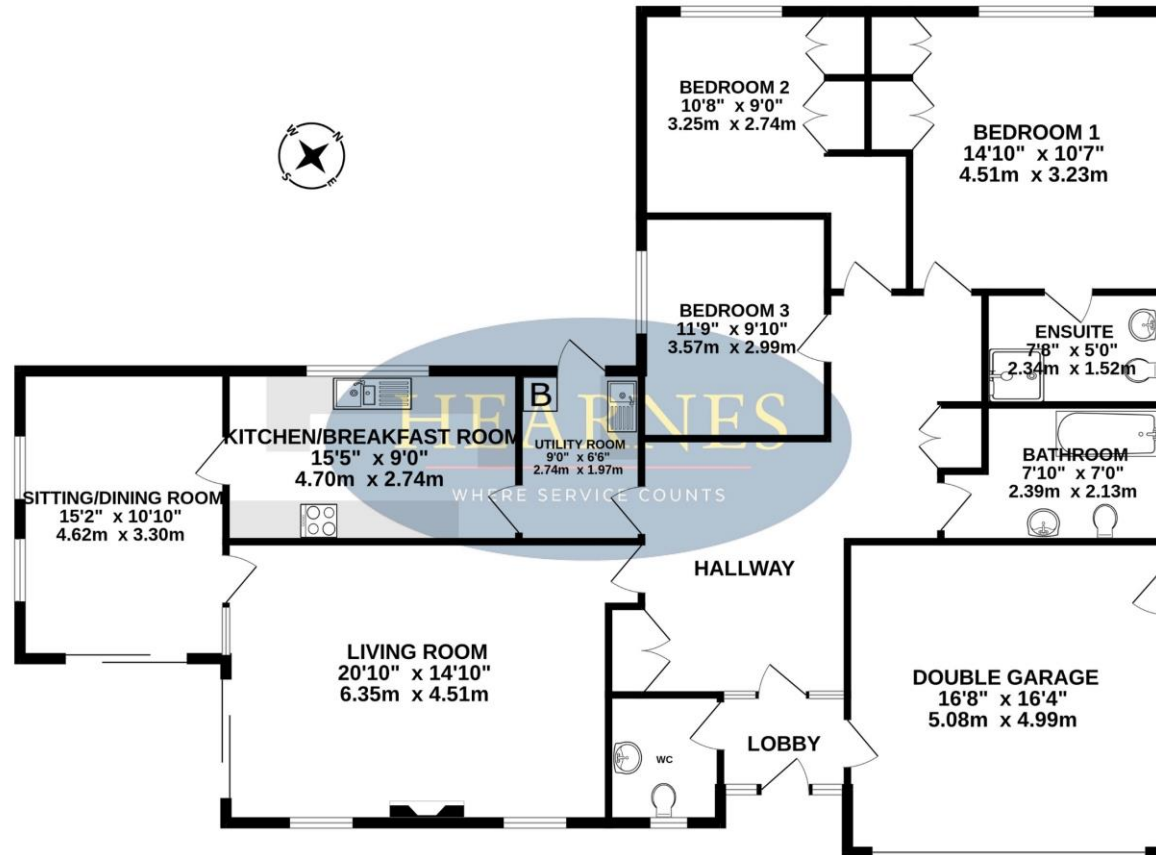
Outside:

- **The driveway** provides parking for 2-3 vehicles
- **Integral double garage** with automated door, integral power and lighting and a loft hatch with access to considerable eaves storage
- **The surrounding garden** is a particular feature set out in two sections measuring 0.27 of an acre overall. One is to the rear with a raised patio overlooking a large expanse of level lawn and a private mature wooded outlook with an iron gate to a second section of extremely private lawn all enclosed by well tended mature hedging

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.



GROUND FLOOR
1870 sq.ft. (173.8 sq.m.) approx.



TOTAL FLOOR AREA : 1870 sq.ft. (173.8 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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