



HEARNES

WHERE SERVICE COUNTS

**Mayfield Close
Ferndown, Dorset BH22 9HS**

FREEHOLD PRICE OFFERS OVER £475,000

This detached bungalow is set in a prime location and provides a wonderful opportunity to extend (stpp) within a well proportioned plot only 800 yards from Ferndown shops and amenities with level access to regular bus routes to nearby Wimborne and Ringwood.

The accommodation comprises three bedrooms one of which now has access to a double glazed conservatory overlooking the rear garden making it ideal as a dining room, together with a formal living room, fitted kitchen and bathroom.

Other benefits include modern gas central heating, double glazing, spacious entrance porch, driveway parking for several vehicles and a detached garage with modern automated door.

- **Detached bungalow set in a prime location with double glazed conservatory**
- **Entrance porch**, double glazed sliding doors and frosted window, tiled flooring
- **Entrance hall**, L shaped, integral door to cupboard housing gas boiler and hatch to loft
- **Kitchen/breakfast room**, range of base and wall mounted units with adjoining worktops, space, power and gas for cooker and washing machine, dual drainer, sink unit with double glazed window above, matching breakfast bar, space for fridge/freezer, double glazed door to side aspect
- **Lounge**, dual aspect with double glazed window to front and side and central feature fireplace
- **Bedroom one**, double glazed window to rear aspect
- **Bedroom two**, double glazed windows to side aspect
- **Bedroom three/dining room**, sliding patio doors leading to
- **Conservatory**, double glazed windows set upon a dwarf wall with polycarbonate roof and doors giving access to and overlooking the rear garden
- **Bathroom**, fitted in a white suite comprising panelled bath, pedestal wash hand basin, opaque double glazed window, partly tiled
- **Cloakroom** with low level WC and double glazed window

Outside:

- **The driveway** provides parking for 2-3 vehicles alongside a well maintained lawned garden to the **detached garage**
- **Detached garage**
- **The rear garden** is a wonderful feature of the property having been carefully maintained and planted to offer an attractive lawned section and patio with path to further lawn, seasonal vegetable garden, planted borders and mature shrubs, enclosed predominately by timber fencing with a private outlook across similar bungalows

COUNCIL TAX BAND: D

EPC RATING: D

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.

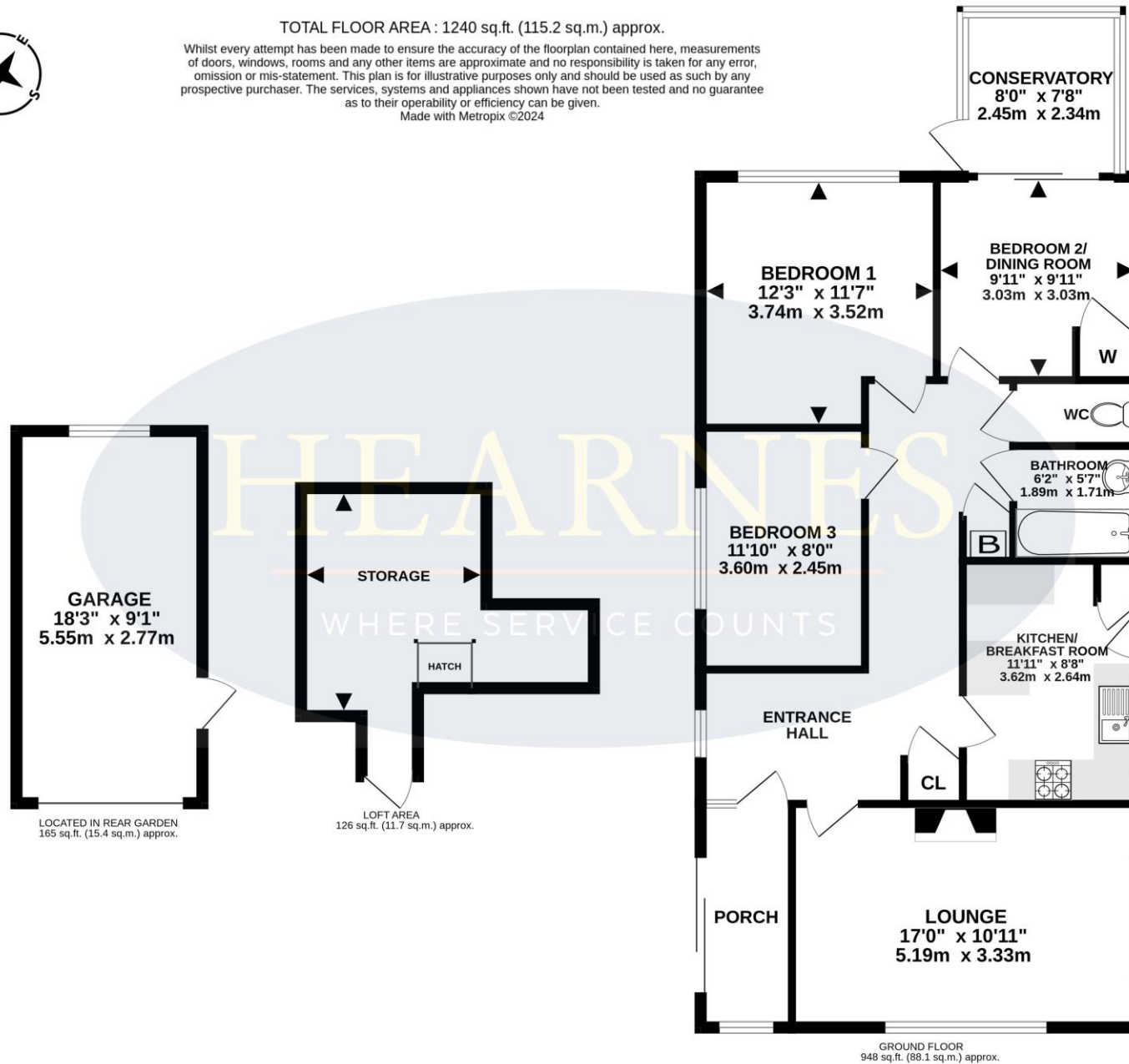
“A gardeners dream having an exceptional 105ft landscaped rear garden situated in an extremely convenient location close to Ferndown towards the end of a quiet cul-de-sac”





TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

