



HEARNES
WHERE SERVICE COUNTS

Martins Close
Ferndown, Dorset, BH22 9SH

FREEHOLD

GUIDE PRICE £525,000

“Exceptional private plot of approximately 0.45 of an acre in a quiet cul-de-sac with potential to extend (stpp)”

This traditional detached bungalow already provides over 1,600 sq ft of accommodation with potential to extend (stpp) or modernised having been owned by the present family for 20 years.

The accommodation comprises three double bedrooms, family bathroom and WC, an extended dining room and 22ft lounge with two sets of sliding patio doors giving access to and overlooking the wonderful rear garden. The kitchen is dated but functional with an adjacent utility room and internal access to the garage.

The bungalow sits at the head of a very sought after cul-de-sac within convenient access of regular bus routes, a Sainsbury's Superstore, the A31 commuter routes to Wimborne and Ringwood and only 1 mile from Ferndown centre.

- **Entrance porch**
- **Spacious L-shaped entrance hall**
- **Cloakroom** with wash hand basin & WC
- **Kitchen** comprising wall and floor mounted units, sink unit, integrated oven and four ring gas hob, wall mounted boiler, double glazed window to the front aspect
- **Utility room** has sink unit and door to both the garage and the rear garden
- **Dining room** extended to 19ft approximately with double glazed sliding patio doors
- **Lounge**, a substantial room with two sets of sliding doors to the garden, fireplace
- **Bedroom one** similarly extended room with double glazed window to rear aspect, fitted wardrobe and sink unit
- **Bedroom two** range of fitted wardrobes, double glazed window
- **Bedroom three** is a dual aspect room
- **Bathroom** with matching suite comprising corner bath, pedestal wash hand basin, low level WC
- **Outside** there is a well proportioned driveway providing parking for several vehicles leading to a detached single garage
- **Detached single garage** with up and over door
- Large lawned garden with mature shrubs
- **The rear garden** is a particular feature of the property as it measures 180ft in length into two sections, the main garden has a raised patio area with a substantial level lawn and wonderful mature sylvan backdrop with access through and wooden pergola to the rear section which has a greenhouse and detached workshop/store and timber shed.

OUNCIL TAX BAND: E

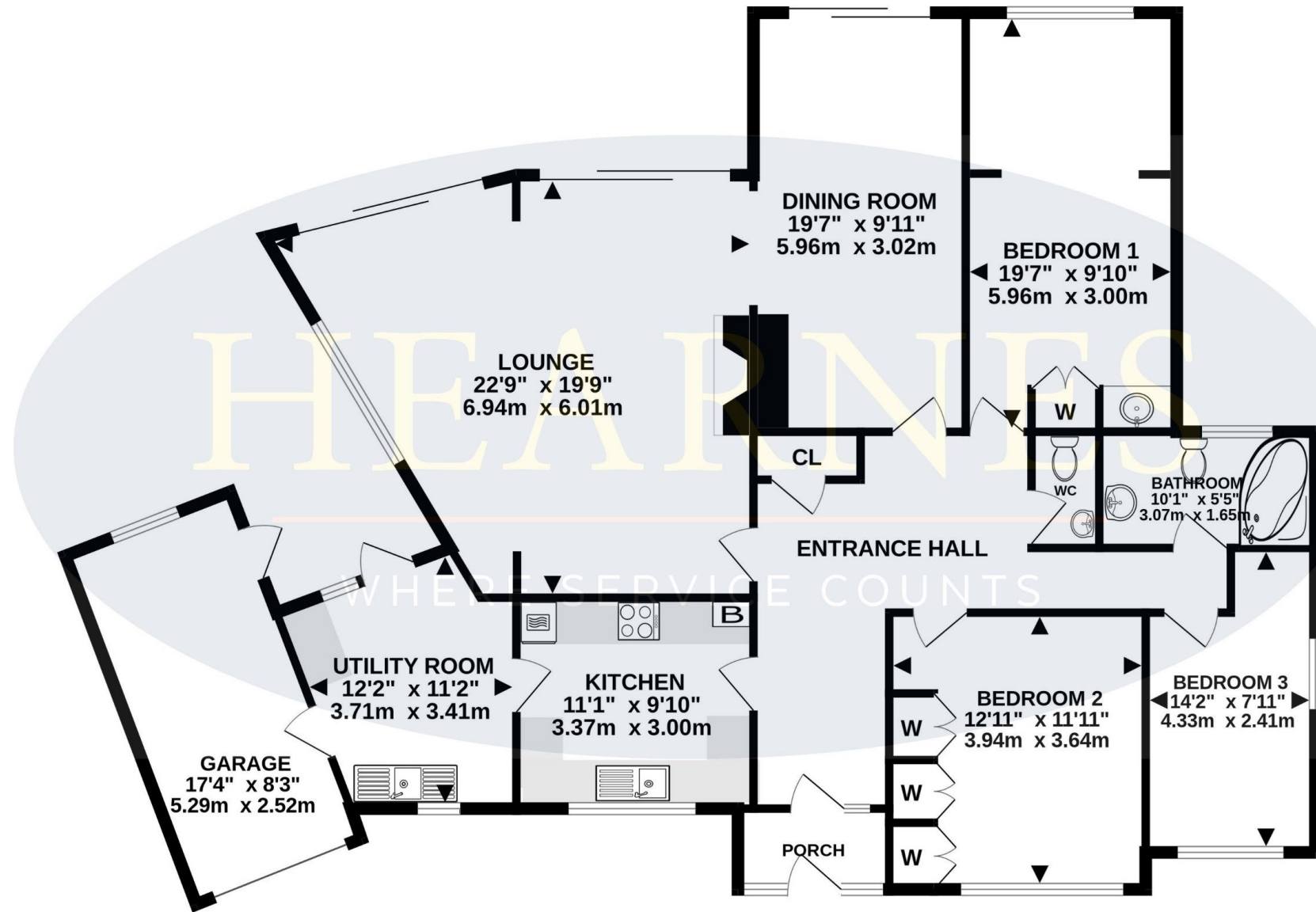
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1617 sq.ft. (150.2 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

