

# Woodside Road

Ferndown, Dorset, BH22 9LD



**HEARNES**

WHERE SERVICE COUNTS







***“Extensively modernised to a high standard occupying a particularly private plot in a premium and sought after location”***

**FREEHOLD GUIDE PRICE £600,000**

A superb example of a traditional detached bungalow modernised to provide low maintenance living both internally and externally, offered with no forward chain. The property is set in an extremely popular and convenient location within 900 metres of Ferndown town centre and its amenities, a short distance from Sainsbury's Supermarket, access to the A31 commuter routes to Ringwood and Wimborne and regular bus routes.

The accommodation comprises three bedrooms served by a stylish refitted bathroom, dual aspect living room with a large bay window and a wonderful open plan kitchen/dining room with bespoke fitted kitchen, fitted appliances and French doors giving access to the rear garden.

Other benefits include modern gas central heating, all UPVC double glazing is brand new, part of the full interior refurbishment, replacement doors and wooden panel flooring, re plastered walls and ceilings, re wiring, private rear garden, ample secure driveway parking, car port and garage accessed by secure double gates.

The property does provide space to extend, planning permission has been granted in the past.

- **Entrance porch**
- **Entrance hall** with wooden panel flooring
- **Living room** enjoying a dual aspect with a bay window to the front aspect and two windows to the side aspect. Double doors lead through to the kitchen
- **Kitchen/dining room** which has been thoughtful designed with a bespoke fitted kitchen comprising a range of base and wall mounted units, quartz worktop which also forms a breakfast bar, induction hob, inset sink, integrated and raised double oven, space for a fridge/freezer, plumbing for a washing machine, integrated dishwasher, two large windows to the side aspect, a continuation of wooden panelled flooring, ceiling downlights and French doors overlooking and giving access to the rear garden
- **Bedroom one** enjoys a view to the front aspect
- **Bedroom two** has a window to the side aspect
- **Bedroom three** overlooks the rear garden
- **Stylish bathroom** finished in a contemporary white suite to incorporate a panelled bath with wall-mounted shower and glazed shower screen, contrasting tiled walls and flooring, sink with vanity unit beneath, low level WC and chrome heated towel rail

**COUNCIL TAX BAND: E**

**EPC RATING: D**

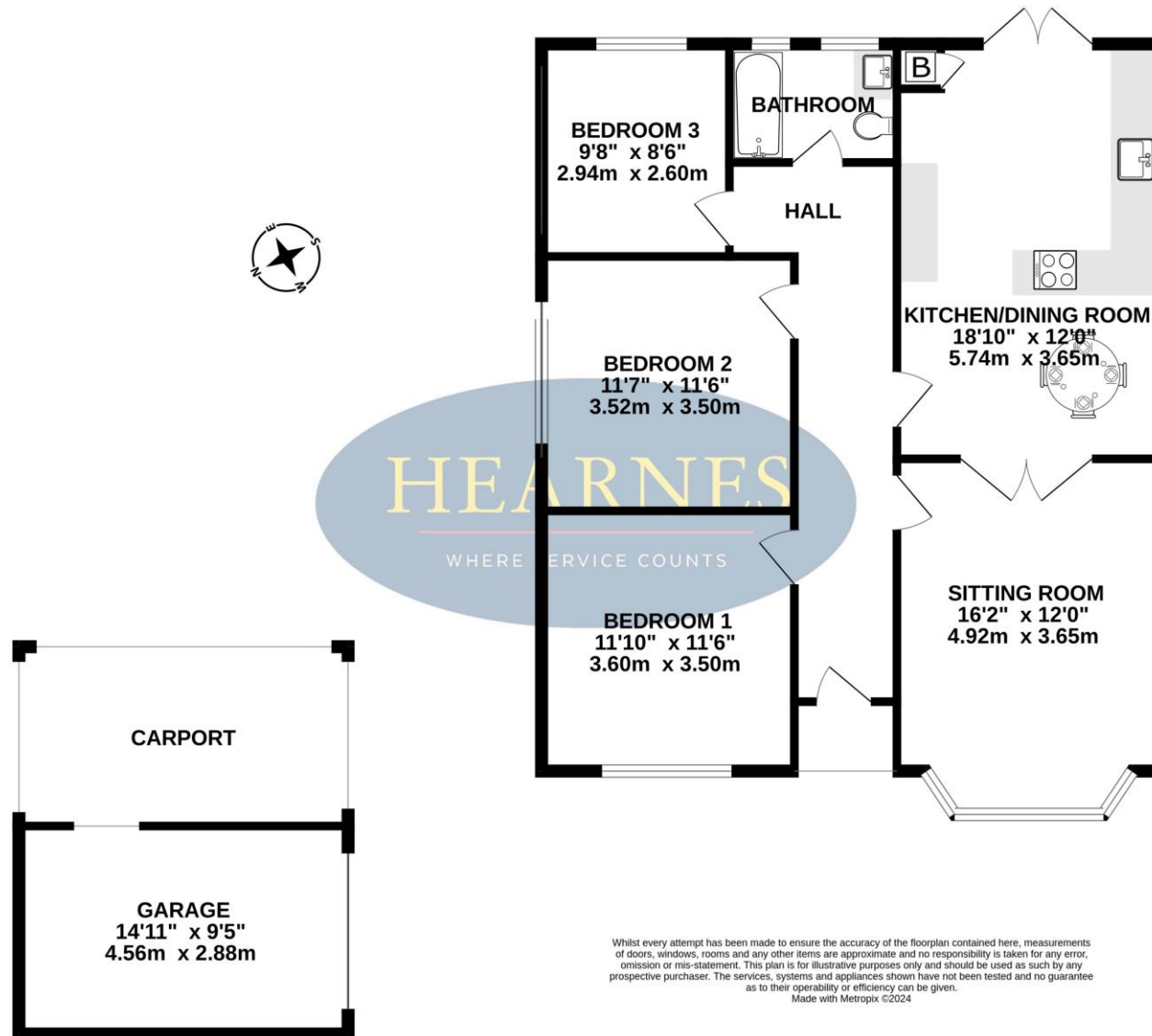








# GROUND FLOOR



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.







## Outside

- The bungalow is set centrally within the plot, providing expansive use of the grounds with secure gated access to one side
- Attractive electric double gates give access to the driveway, which provides **parking for numerous vehicles** to the front and side, including space for a large motorhome/boat, together with a super recently constructed detached garage
- **Detached garage** with up and over roller door and adjoining **car port** with wooden pillars beneath and a grey slate roof
- The **rear garden** is particularly private with a level lawn and composite decking, enclosed by mature hedging and timber panel fencing

Ferndown offers an excellent array of shopping, leisure and recreational facilities. Ferndown's town centre is located within 900 metres.





6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



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