



Ameyford Road
Ferndown, Dorset BH22 9PY

FREEHOLD GUIDE PRICE

£465,000

“A deceptively spacious bungalow occupying a good size secluded plot with a private, west facing garden”

This well presented and generous sized three double bedroom detached bungalow has a 50ft private, west facing rear garden, generous sized mature front garden and front driveway providing generous off road parking.

The property has been extended and has a tremendous amount of scope to be enlarged and enhanced further subject to the necessary planning consents. The property also enjoys a popular yet convenient location within Ferndown.

- **Three double bedroom detached bungalow occupying a good size, secluded plot**
- 22ft Spacious **entrance hall**
- Generous size **sitting room** with picture window overlooking the front garden
- **Kitchen/breakfast room** incorporating ample roll top worksurface with a good range of base and wall units, breakfast bar, recess for cooker, recess for fridge and freezer, recess and plumbing for washing machine, larder cupboard, double glazed window to the side aspect, double glazed French doors leading out onto a sun room
- **Sun room** enjoys a pleasant outlook over the rear garden and has a door giving access
- **Bedroom one** is a good size double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedrooms two and three** are both double bedrooms
- **Bathroom** incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, fully tiled walls
- The **rear garden** faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 45ft x 50ft
- **The garden** is predominantly laid to lawn, stocked with many attractive mature plants and shrubs. There is a vegetable plot and a greenhouse. Also within the garden there is a large, detached outbuilding which has the potential to make into a home office
- There is a good size area of mature **front garden** with many attractive plants and shrubs and a side driveway provides generous off road parking
- **Further benefits include;** double glazing and a gas fired central heating system

Ferndown's town centre is located approximately one mile away.

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

COUNCIL TAX BAND: D

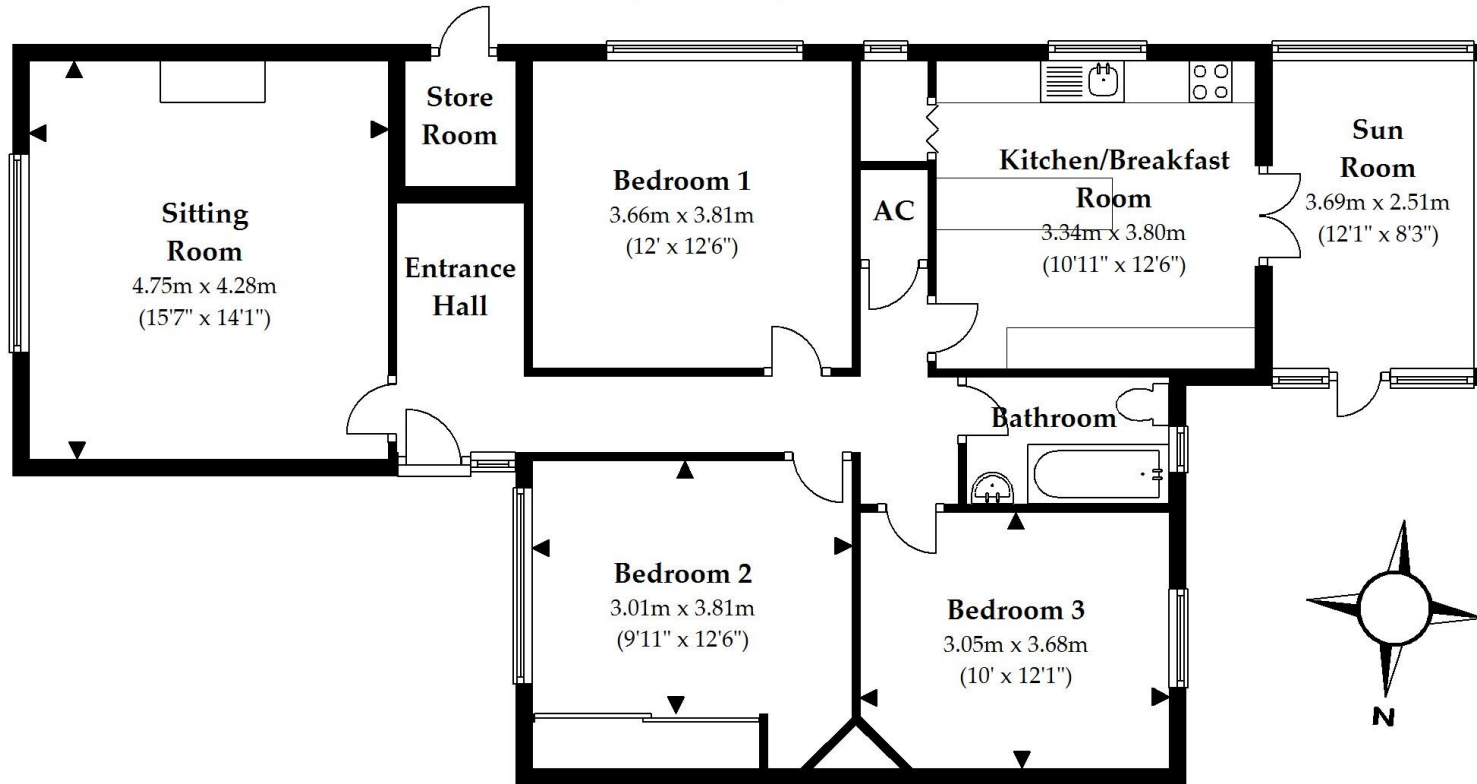
EPC RATING: D

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.



Ground Floor

Approx. 106.3 sq. metres (1144.3 sq. feet)



Total area: approx. 106.3 sq. metres (1144.3 sq. feet)



Plan not to scale and for illustrative purposes only. All spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

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