



HEARNES

WHERE SERVICE COUNTS

**Willow Way, Ferndown
Dorset, BH22 9SR**

FREEHOLD PRICE

£465,000

“No forward chain, three bedroom detached bungalow with south west facing garden and garage”

This detached bungalow provides three bedrooms, stylish modern bathroom, separate cloakroom, wc, re-fitted modern kitchen and an impressive light and airy dual aspect living/dining room with full length windows and French doors to the rear garden.

Other benefits include a sizeable entrance hall, gas central heating, double glazing, attractive feature arched windows, solid fuel wood burner, pavia driveway to a single garage and a wonderful private south west facing garden that provides a blank canvas for a keen gardener or space to extend (subject to planning permission)

The property is located in a highly desirable road providing convenient access to local bus routes and main routes to Ferndown town centre, Wimborne and the A31 commuter routes.

- Front door and window to the **entrance hall**
- **Entrance hall** with wood laminate flooring, continuing to most principle rooms except bedroom one, door to storage cupboard and further door to airing cupboard with hot water cylinder and hatch to loft
- **Living/dining room** is well proportioned, light and airy, open plan room with floor to ceiling windows to the front aspect and further French doors and windows to the rear giving access to, and overlooking the rear garden, feature open fireplace with solid wood burner, wooden mantle and stone hearth
- **Kitchen** – modern re fitted kitchen comprising range of base and wall mounted units with adjoining quartz style worktops, larder cupboard housing Worcester gas boiler, integrated oven and inset halogen four ring hob with extractor hood above, Franke sink unit with mixer tap and window above, overlooking the garden, integrated Bosch dishwasher, integrated fridge/freezer, plumbing for washing machine, door giving access to the rear garden
- **Bedroom one** – two unique arched windows to the front aspect, fitted wardrobes with sliding doors
- **Bedroom two** – window to the rear aspect
- **Bedroom three** – unique arched window to the front aspect, built in cupboard
- **Bathroom** – stylish refitted modern suite comprising panel bath with wall mounted Mira shower unit, contrasting tiled walls throughout with wood laminate flooring, vanity unit with Monoblock wash hand basin, window and chrome heated towel rail
- **Separate cloakroom** – part tiled with inset WC and window

Outside

- **Front** – pavia driveway to the single garage and further area of pavia frontage and path with step up to the front door
- **Garage** 17' .2 x 10'8
- **Rear** – a particular feature of the property, the garden provides excellent privacy and is well proportioned, south west facing garden measuring 95' x 65' with sections of lawn and shrub/mature tree borders, paved patio, timber summer house and shed, outside tap and side gated access to the front driveway

COUNCIL TAX BAND: E

EPC RATING: D

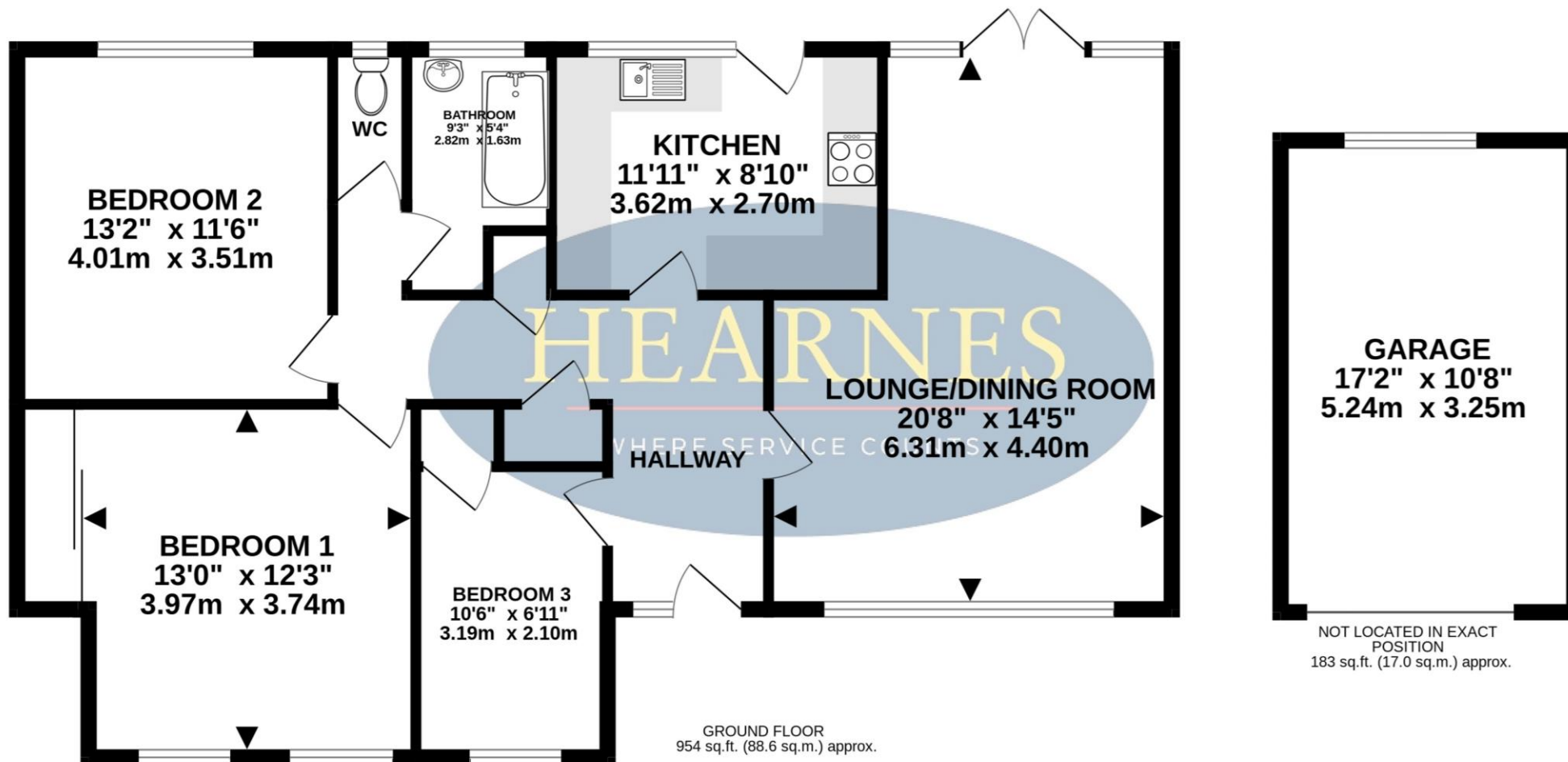


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TOTAL FLOOR AREA : 1137 sq.ft. (105.6 sq.m.) approx.

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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