



HEARNES
WHERE SERVICE COUNTS

**Greensome Drive,
Ferndown, Dorset, BH22 8BE**

FREEHOLD GUIDE PRICE

£450,000

“A partly modernised bungalow with a 55’ private south facing garden, with no chain”

This generous sized and improved three double bedroom detached bungalow has a 55’ private south facing rear garden, detached single garage and driveway providing generous off road parking, whilst tucked away in a peaceful and popular location.

The property has undergone a number of recent improvements which include re-decoration, a re-fitted shower room, replacement radiators and newly fitted carpets. The property also now comes to the market with no onward chain.

- **A partly modernised three bedroom bungalow with a south facing private garden and no chain**
- Spacious **entrance hall**
- **Cloakroom** finished in a white suite incorporating a WC, wall mounted washing hand basin, partly tiled walls
- 19’ Light and spacious **lounge/dining room**. An attractive focal point of the room is a living flame log effect fire, double glazed window overlooking the rear garden and a double glazed door leading out onto the decked seating area
- 17’ **Kitchen/breakfast room** incorporating rolltop work surfaces, base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine and dishwasher, space for tumble drier, space for dining table and chairs, wall mounted gas fired boiler, double glazed window overlooking the front garden and a double glazed door leading out onto the side driveway
- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture
- **Bedroom two** is also a good sized double bedroom benefitting from a fitted double wardrobe
- **Bedroom three** is also a good sized double bedroom
- **Shower room** re-fitted in a stylish white suite incorporating a good sized walk-in shower cubicle, pedestal wash hand basin, WC, partly tiled walls
- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 55’ x 55’
- Adjoining the rear of the property there is a large patio and a covered decked seating area. The remainder of the garden is predominantly laid to lawn. Within the rear garden there is a summerhouse, greenhouse and a timber storage shed. Also within the garden there are many attractive plants and shrubs
- A block paved side driveway provides generous off road parking and in turn leads up to a **single garage**
- Detached **single garage** has a metal up and over door, light and power and side personal door
- **Further benefits** include: double glazing, UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1.5 miles away.

COUNCIL TAX BAND: E

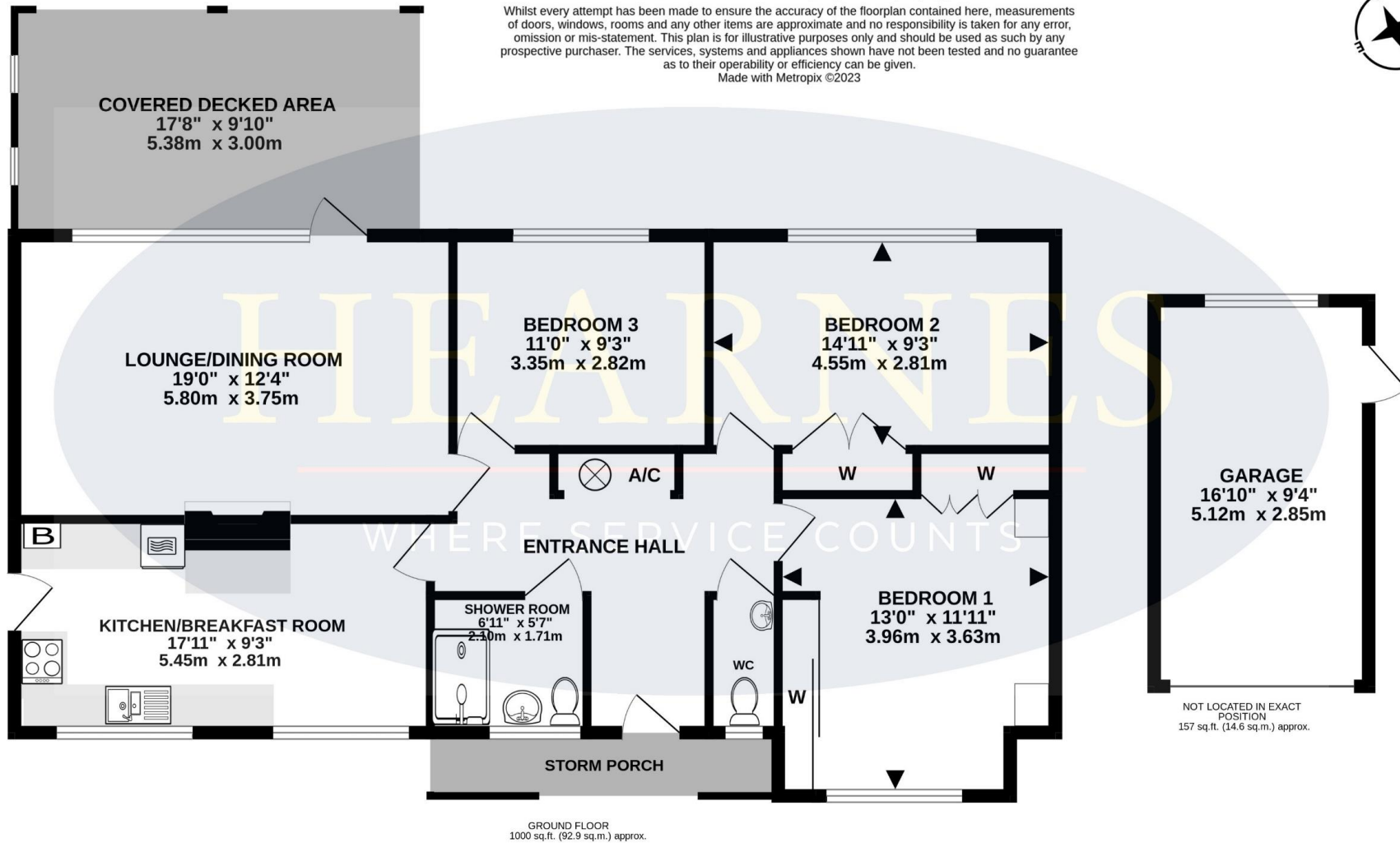
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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 : 1157 sq.ft. (107.5 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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