



**HEARNES**

WHERE SERVICE COUNTS

**Caister Close  
Ferndown, Dorset BH22 9HA**



# FREEHOLD PRICE

## £415,000

***“Superbly presented detached bungalow only ¾ of mile from Ferndown’s town centre, with well-proportioned front and rear gardens”***

This well-appointed detached bungalow comprises two double bedrooms, spacious modern bathroom with shower cubicle, L-shaped lounge/dining room with large dual aspect windows and sliding door access to a modern fitted kitchen.

Other benefits include convenient integral access to the attached garage, spacious entrance hall, double glazing, gas central heating, driveway parking for 2-3 vehicles to the garage and a wonderful private landscaped rear garden and patio.

- **Entrance hall** – hardwood flooring, double doors to storage cupboards and integral door to the garage, hatch to loft
- **Kitchen** – modern style comprising range of base and wall mounted cupboards with adjacent worktops and breakfast bar, 1½ bowl sink unit with window above and door to the side aspect, space for cooker, plumbing for dishwasher and washing machine, larder cupboard, wood laminate flooring
- **Lounge/dining room**, L shaped dual aspect room with feature fireplace, space for dining table and sliding doors to the kitchen
- **Bedroom one** – comprehensive range of bespoke fitted wardrobes and furniture, window to the rear aspect
- **Bedroom two** – Fitted wardrobes, window to the rear aspect
- **Bathroom** – stylish refitted white suite with fully tiled wall comprising panelled bath, separate shower cubicle, vanity unit with inset wash hand basin, WC and 2’ window above
- **Outside** – Shingle driveway parking for 2-3 vehicles, with adjacent garden space that could provide additional parking, side gate access
- **Garage** – 18’1” x 9’1” – automated up and over door, range of fitted units, worktop, plumbing for washing machine, wall mounted gas boiler, door and window to the rear
- **Rear Garden** – Approx. 75’ x 40’, the garden particular feature with secluded outlook and a paved patio with pathway, level lawn, detached timber store/workshop, enclosed by timber fencing and mature hedging

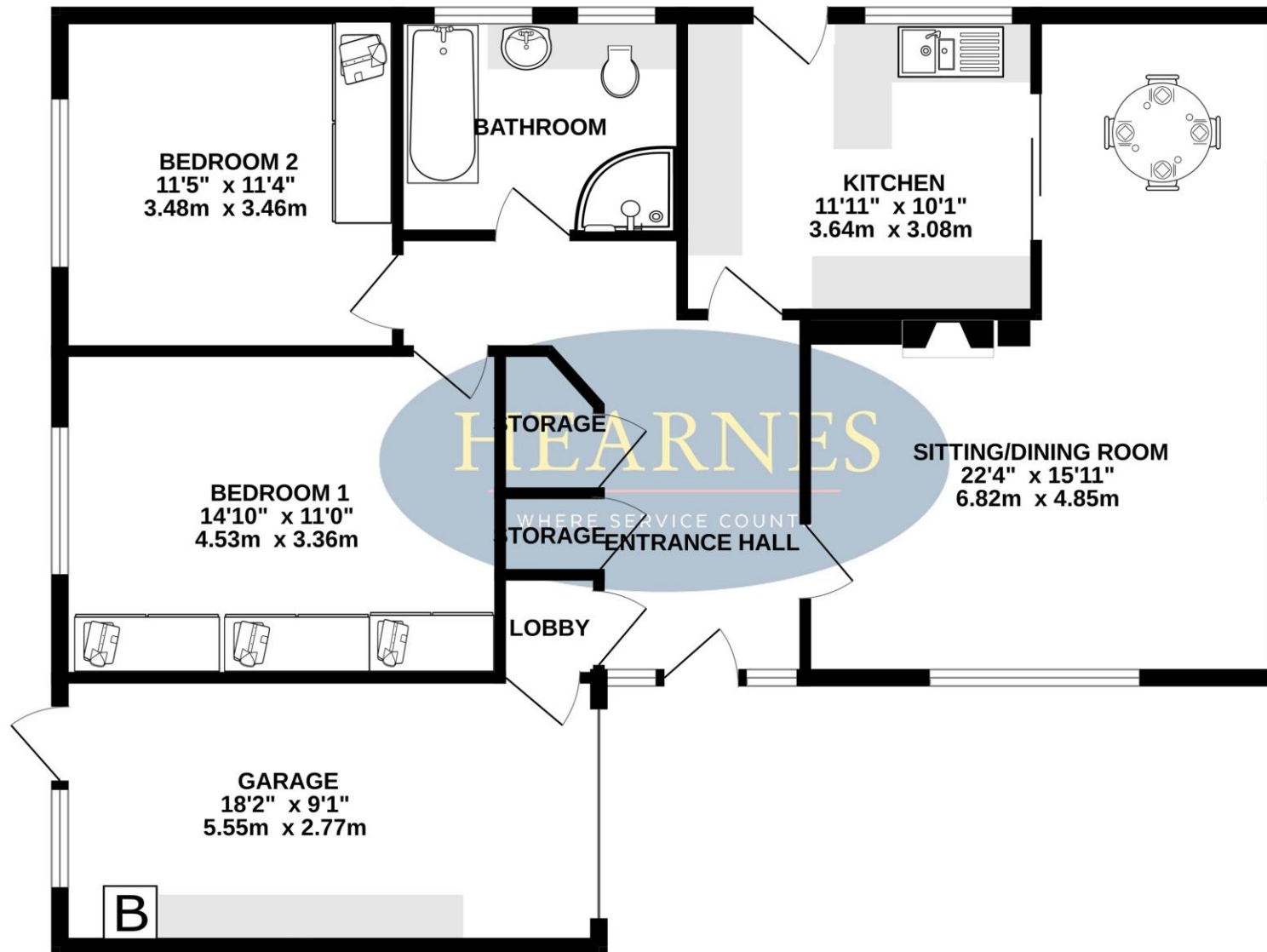
**Ferndown offers an excellent range of shopping, leisure and recreational facilities.**

**COUNCIL TAX BAND: D      EPC RATING: C**



AGENTS NOTES: 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. 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.

GROUND FLOOR  
1077 sq.ft. (100.0 sq.m.) approx.



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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



