



HEARNES

WHERE SERVICE COUNTS

**Victoria Gardens
Ferndown, BH22 9JQ**

FREEHOLD PRICE

£475,000

“A superbly positioned bungalow with a secluded west facing garden approximately 650 metres from the town centre”

This conveniently located and generous sized three bedroom detached bungalow has a secluded west facing rear garden, single garage and driveway providing generous off road parking.

This light and spacious bungalow has undergone a number of improvements. The secluded west facing garden is a particular feature along with the convenient location as it is situated approximately 650 metres from Ferndown's town centre.

- **A modernised three bedroom detached bungalow approximately 650 metres from Ferndown's town centre**
- **Entrance porch**
- 21' Spacious **entrance hall** with coat/storage cupboard, double cupboard housing a wall mounted gas fired Worcester boiler
- 28' x 19' Open plan **kitchen/breakfast/lounge/dining room**
- The **kitchen/breakfast area** incorporates ample woodblock worktops which continues round to form a breakfast bar, a good range of base and wall units with underlighting, excellent range of integrated appliances to include Bosch 5 ring gas hob with extractor canopy above, Bosch oven and grill above, integrated fridge freezer, dishwasher and washing machine, attractive tiled splashbacks, tiled floor and double glazed door leading out onto a side path
- 19' **Lounge/dining area** with a double glazed window overlooking the rear garden and double glazed sliding patio doors leading out into the conservatory
- Double glazed **conservatory** enjoys a pleasant outlook over the rear garden with a double glazed giving access
- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes with cupboards above
- **Bedrooms two and three** are also double bedrooms benefitting from fitted wardrobes with cupboards above
- Good sized **family bathroom** re-fitted in a stylish white suite incorporating a shower bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring
- Separate **cloakroom** also re-fitted in a stylish white suite with tiled floor and partly tiled walls
- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 35' x 35. The garden itself is predominantly laid to lawn with a paved patio area and well stocked flower beds. Also within the garden there is a useful timber storage shed and the garden is fully enclosed by fencing. A side gate opens onto a side driveway
- A front and side **driveway** provides generous off road parking. The side driveway in turn leads down to a detached single garage
- Detached single **garage** has a remote control up and over door, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system

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

COUNCIL TAX BAND: E

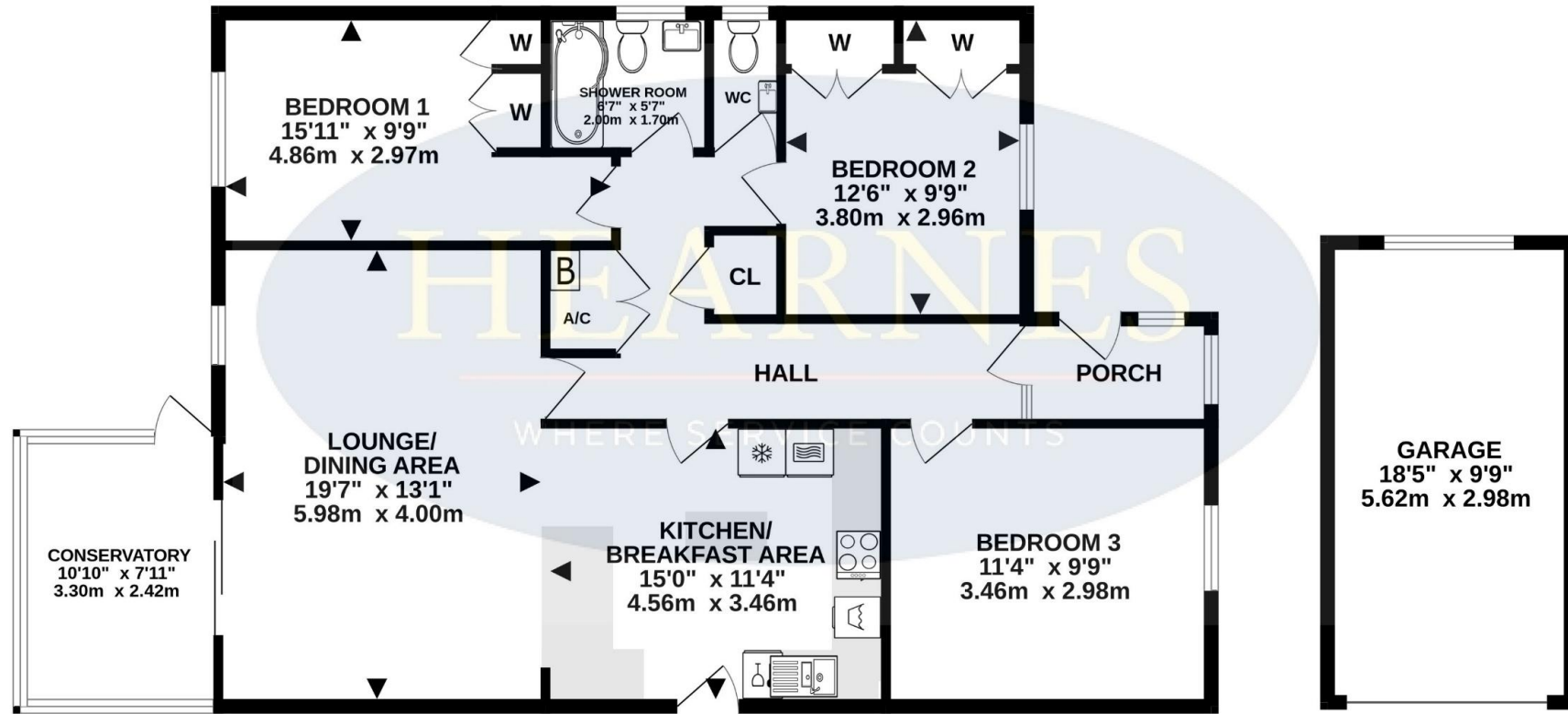
EPC RATING: C



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TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
180 sq.ft. (16.7 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

