

# Stalbridge Drive

Ferndown, Dorset BH22 8HY



**HEARNES**

WHERE SERVICE COUNTS







# ***“An impeccably presented and recently modernised bungalow in a sought after and convenient location”***

**FREEHOLD GUIDE PRICE £600,000**

This beautifully finished and superbly positioned two/three bedroom detached bungalow has a secluded rear garden with a detached garage and driveway providing generous off road parking. The current owners have managed to create a light, spacious and stunning bungalow which has been finished to an extremely high standard with some lovely finishing touches.

Stalbridge Drive is an extremely sought after, yet convenient location within Ferndown as it is approximately 500 metres from Marks & Spencer’s Simply Food Hall and approximately half a mile from Ferndown’s town centre.

- **A stunning and beautifully finished two/three bedroom detached bungalow in a sought after location**
- **18ft x 11ft Impressive reception hall** with storage/linen cupboard as well as an additional double boot/storage cupboard
- **Stunning kitchen/breakfast room** beautifully finished with extensive streamline contemporary work tops, integrated lighting and a central island unit which continues round to form a breakfast bar, good range of German manufactured high gloss base and wall units with underlighting, including a tall unit with pull out drawers, inset one and a half bowl stainless steel sink unit with drainer, attractive tiled splashbacks, integrated induction hob with extractor canopy above and oven beneath, dishwasher, American style fridge/freezer, utility cupboard housing washing machine and condensing tumble dryer, serving hatch through to the dining room, double glazed window overlooking the rear garden, double glazed door leading out onto a side driveway/car port and Karndean flooring
- **17ft Lounge** enjoying a pleasant outlook over the front garden. An attractive focal point of the room is a living flame electric fire with limestone surround
- **Dining room** which has potential to also be used as a further bedroom (with a small alteration), serving hatch through to the kitchen, ample space for dining table and chairs, double glazed French doors leading out into the rear garden and Karndean flooring
- **Bedroom one** is a generous size double bedroom offering an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and drawer storage, double glazed window with views of the rear garden
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes, bedside cabinets and drawer storage
- **Spacious family bathroom/shower room** incorporating a good size shower cubicle, panelled bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, heated ladder towel rail, demisting illuminating mirror, shaver/toothbrush charge point, tiled floor with underfloor heating and partly tiled walls
- **Separate cloakroom** incorporating a WC, wall mounted wash hand basin, partly tiled walls
- **Large loft space** which could be converted into further accommodation, subject to the necessary planning consents

**COUNCIL TAX BAND: E**

**EPC RATING: D**

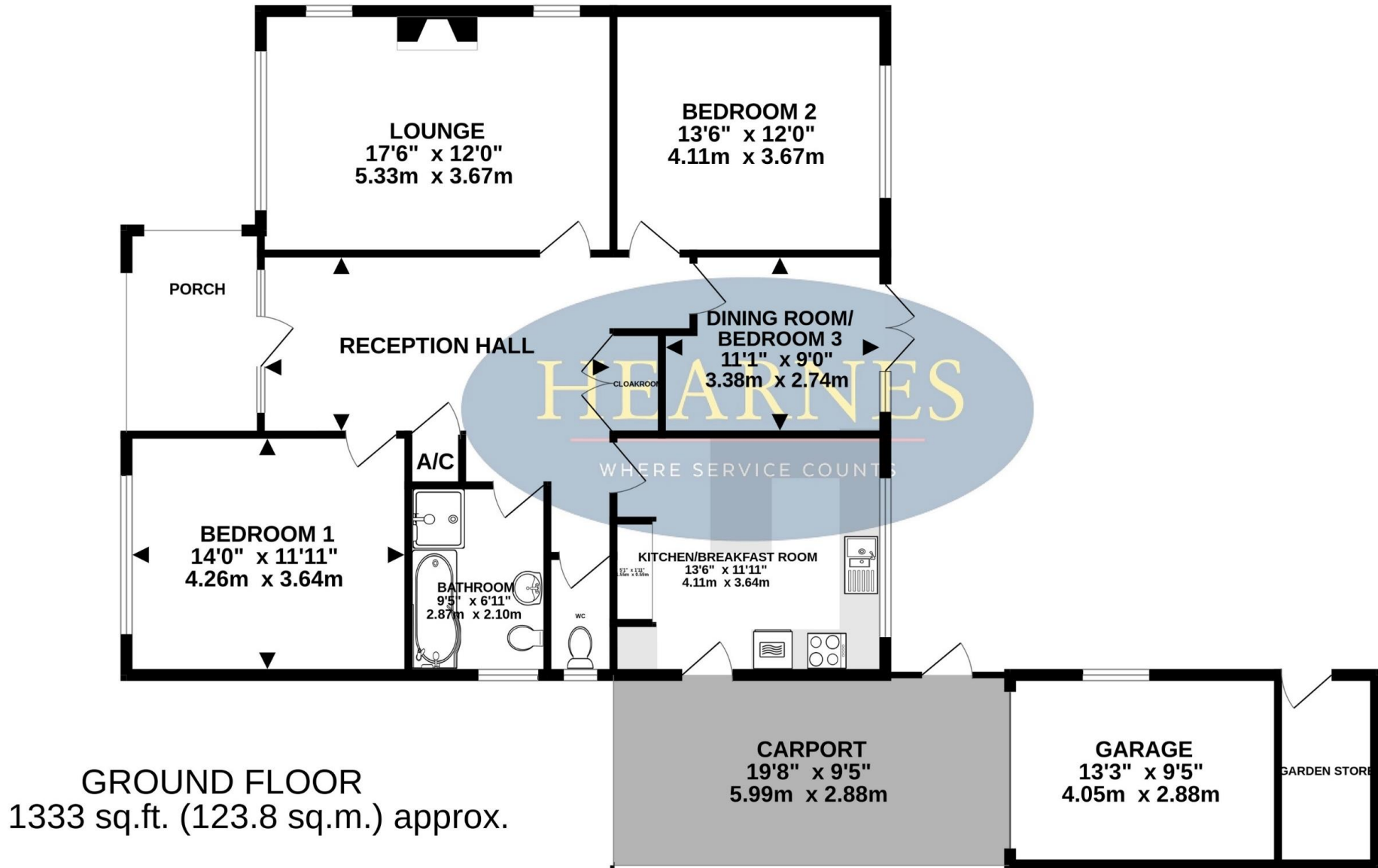






TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

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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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.









## Outside

- **The rear garden** is a superb feature of the property as it measures approximately 35ft x 25ft, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio** with a path leading down to a useful side **storage area**, gravelled path leads down to the side door into the garage and adjoining **garden store**. The remainder of the garden is predominantly laid to lawn bordered by well stocked flower beds. In the far corner of the garden there is a **gravelled seating area** providing an ideal spot to relax and enjoy this beautiful garden
- **A front and side driveway** is in the process of being resurfaced. There is a good size area of front lawn bordered by well stocked flower beds
- **A side driveway** leads down to wrought iron gates which open onto a further area of side driveway and a car port which continues down to a **single garage**
- **Detached single garage** has a metal up and over door, light and power, inside personal door. Adjoining the rear of the garage there is a garden store also with light & power
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits and a gas fired heating system

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





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



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