



HEARNES
WHERE SERVICE COUNTS

**Ameyford Road
Ferndown, Dorset, BH22 9QB**

FREEHOLD PRICE

£450,000

“A generous sized detached bungalow with double glazed conservatory and no chain”

This deceptively spacious and well presented three bedroom detached bungalow has double glazed conservatory overlooking an enclosed rear garden with single garage and driveway providing generous off road parking.

This light and deceptively spacious 1,200 sq ft bungalow has been well maintained by the previous owner whilst enjoying a convenient and popular location within Ferndown and now comes to the market offered with no onward chain.

- **1,200 sq ft three bedroom detached bungalow offered with no chain**
- **Entrance porch**
- **17ft x 16ft Spacious entrance hall** with coat cupboard and cupboard housing a wall mounted gas fired boiler, door leading through into the inner hallway and conservatory, double doors lead through into the lounge/dining room
- **20ft x 16ft L-shaped lounge/dining room** with double glazed windows overlooking the front garden, serving hatch through to the kitchen
- **Kitchen** incorporating roll top work surfaces, base and wall units, recess for cooker with extractor canopy above, tiled floor, tiled splashbacks, recess and plumbing for washing machine, double glazed window to the side aspect, double glazed door leading out onto a side path
- **Conservatory** is fully double glazed, radiator allowing this room to be used all year round, double glazed French doors leading out into the rear garden with a further double glazed door leading through into the single garage
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a good size single bedroom with fitted wardrobes and cupboards above and shelving
- **Bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls
- **Separate cloakroom**
- **The rear garden** measures approximately 20ft in depth x 40ft in width and is fully enclosed. The garden has been landscaped for ease of maintenance and incorporates paved patio areas surrounded by shingle borders and flower beds. A paved path leads down to a timber storage shed and a side gate
- **A paved driveway** provides generous off road parking
- **Single garage** with a metal up and over door, light and power and rear personal door leading through into the conservatory
- **Further benefits include;** double glazing, a gas fired heating system with replacement boiler, 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's town centre is located approximately 1.5 miles away.

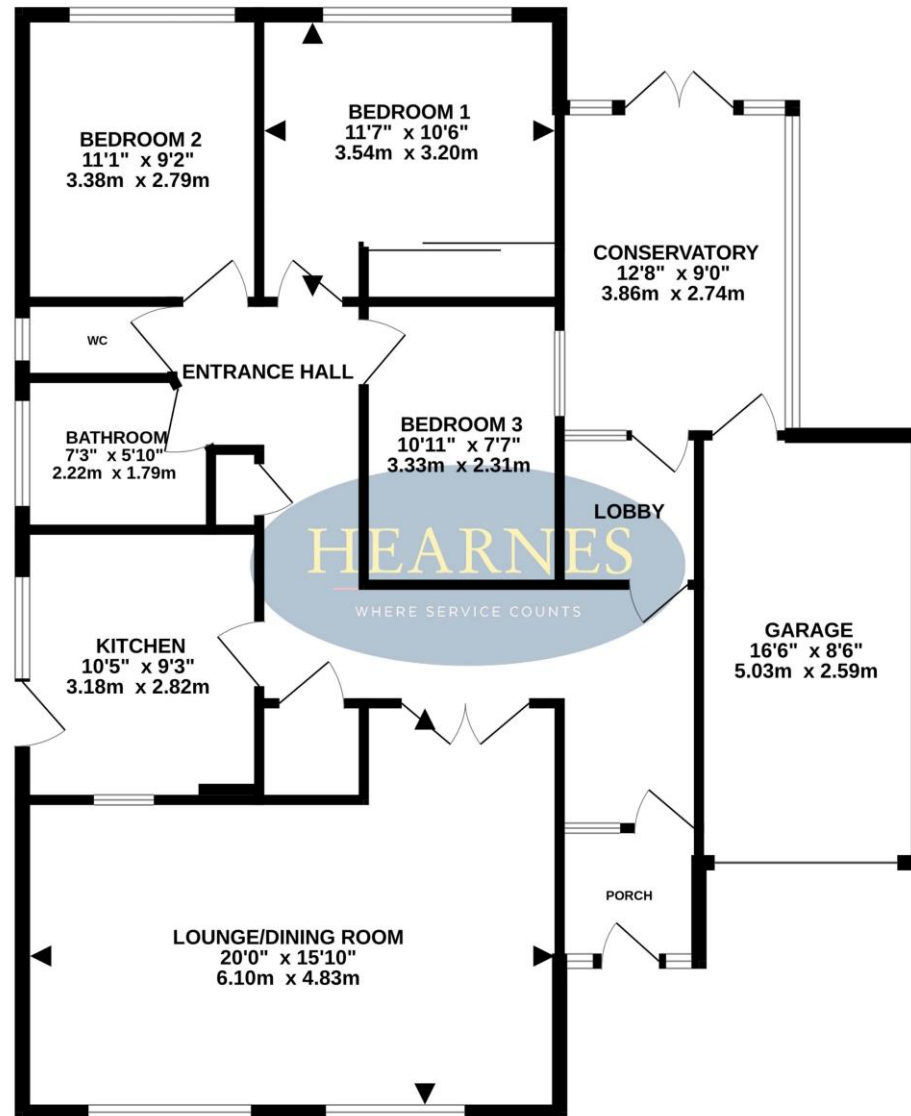
COUNCIL TAX BAND: D

EPC RATING: t.b.c.

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.



GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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