



HEARNES
WHERE SERVICE COUNTS

**Stalbridge Drive
Ferndown, BH22 8HY**

FREEHOLD

GUIDE PRICE £400,000

“Two double bedroom detached bungalow with southerly aspect rear garden, modern boiler, garage and no forward chain”

This well proportioned detached bungalow is situated in an extremely convenient and sought after location on a level walk to local shops on Glenmoor Road, an M & S food hall, regular bus routes and access to Ferndown town centre approximately 3/4 mile away.

The accommodation comprises two double bedrooms served by a modern shower room with walk-in dual width cubicle, a spacious living room with patio doors to a glazed conservatory overlooking the rear garden together with a fitted kitchen/breakfast room. Other benefits include a recently installed gas boiler to radiator central heating, double glazing, large covered entrance porch, driveway parking for several vehicles to gated side access ideal for safe storage of a motorhome to a detached garage and a southerly aspect rear garden.

- Well proportioned **entrance porch** with archway, outside water tap, lighting and double glazed window. Double glazed front door and matching side panel with decorative leaded window lead to the entrance hall
- **Entrance hall** with original wood block flooring, door to cupboard housing recently fitted Worcester gas boiler and a separate hot water cylinder, hatch to loft
- **Lounge/dining room** with a double glazed window to the front aspect, double glazed sliding patio doors giving access to the conservatory, centrally positioned ornate fireplace with inset flame effect fire
- Triple aspect double glazed **conservatory** with full height double glazed windows and patio doors giving access to and overlooking the southerly aspect rear garden, polycarbonate and pitched roof and central fan
- Comprehensive fitted **kitchen/breakfast room** comprising range of base and wall mounted units with adjoining worktops, ceramic sink unit with mixer tap and double glazed above overlooking the rear garden, double glazed door giving access to the covered patio area, glazed display cabinets, space for fridge freezer, plumbing for washing machine and dishwasher, tiled splashbacks, tiled flooring
- **Bedroom one** has a double glazed window to the front aspect, range of fitted wardrobes with hanging space for shelving above
- **Bedroom two** has a double glazed window to the rear aspect
- **Shower room** with a convenient adapted dual width shower cubicle with glazed screen and wall mounted shower unit, vanity unit with inset wash hand basin, WC, double glazed window to the side aspect, heated towel rail, extractor fan and tiled flooring
- The **front garden** is screened from the road by mature hedging with secure gated **side driveway** providing off road parking for several vehicles leading to the garage
- **Garage** with an up and over door, side door and window to the rear
- The **rear garden** faces a southerly aspect and is enclosed by timber fencing with a paved patio, level lawn area, ornamental pond and mature borders

COUNCIL TAX BAND: E

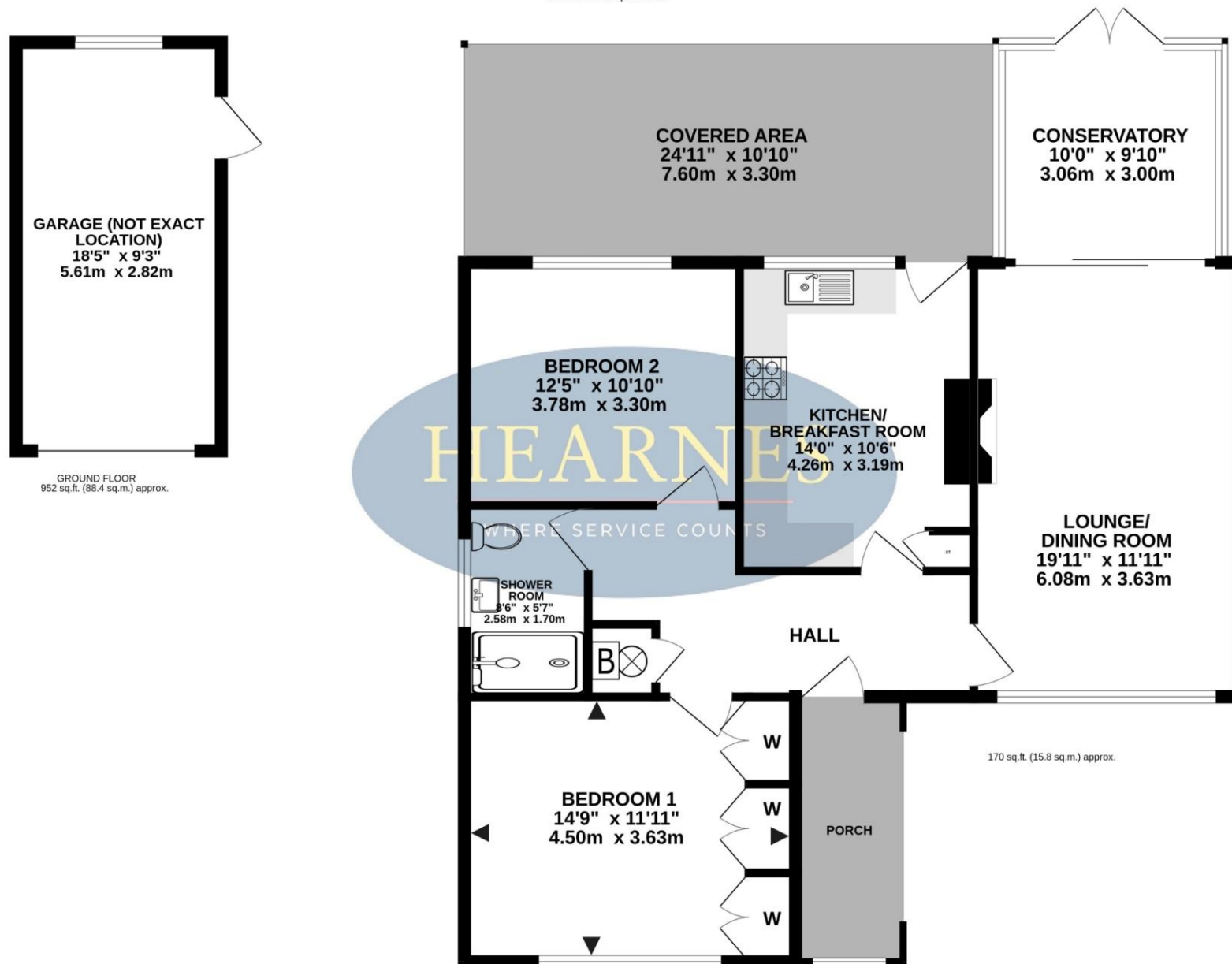
EPC RATING: D



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TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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