

# Martins Way

Ferndown, Dorset BH22 9SJ



**HEARNES**

WHERE SERVICE COUNTS



***“Well proportioned detached bungalow occupying a wonderful larger than average plot of approximately 0.21 of an acre, providing four bedrooms with versatile use in a sought after cul-de-sac”***

**FREEHOLD PRICE £585,000**

This detached bungalow is situated in a prime location within convenient access of a local Sainsbury Superstore and access to the A31 commuter routes to both Wimborne and Ringwood whilst only a short walk to regular bus routes into Ferndown town centre shops and amenities.

The versatile accommodation comprises three double bedrooms, served by a modern refitted shower room, together with a fourth bedroom with ensuite accessed via an inner hallway making it self-contained. The spacious lounge overlooks the rear garden and the kitchen breakfast room has been modernised with modern units and floor coverings continuing into a separate hall with access to the garage and fourth bedroom.

Other benefits include, double glazing, gas central heating, cloakroom WC, re laid driveway parking to the garage and wonderfully stocked mature front garden and path.

- **Entrance hall** with exposed wood block flooring, double storage cupboard
- **Cloakroom WC** - double glazed window, low level WC, wash hand basin, part tiling
- **Living room** - continuation of the wood block flooring, central open fireplace, large picture, double glazed window with lovely views over the rear garden
- **Kitchen/breakfast room** – superb open space with modern refitted kitchen comprising range of base and wall mounted units with adjoining worktops, sink unit with double glazed window above, integrated oven and grill and inset induction hob and extractor above, vinyl flooring, further double-glazed window, integrated and concealed washing machine and dishwasher, integrated fridge and concealed wall mounted boiler. Archway to:
- **Inner hallway** – additional matching floor to ceiling units and worktops, integrated tall freezer, double glazed window, door to garage and door to garden and bedroom four
- **Bedroom four** dual aspect double glazed windows
- **En-suite shower room** comprising dual width shower cubicle, vanity unit with inset wash hand basin, low level WC, double glazed window
- **Bedroom one** double glazed window
- **Bedroom two** double glazed window and recess for wardrobe space
- **Bedroom three** double glazed window
- **Shower room** – modern refitted suite comprising dual width shower cubicle, vanity unit with inset wash hand basin, double glazed window, part tiling

**COUNCIL TAX BAND: E**

**EPC RATING: D**

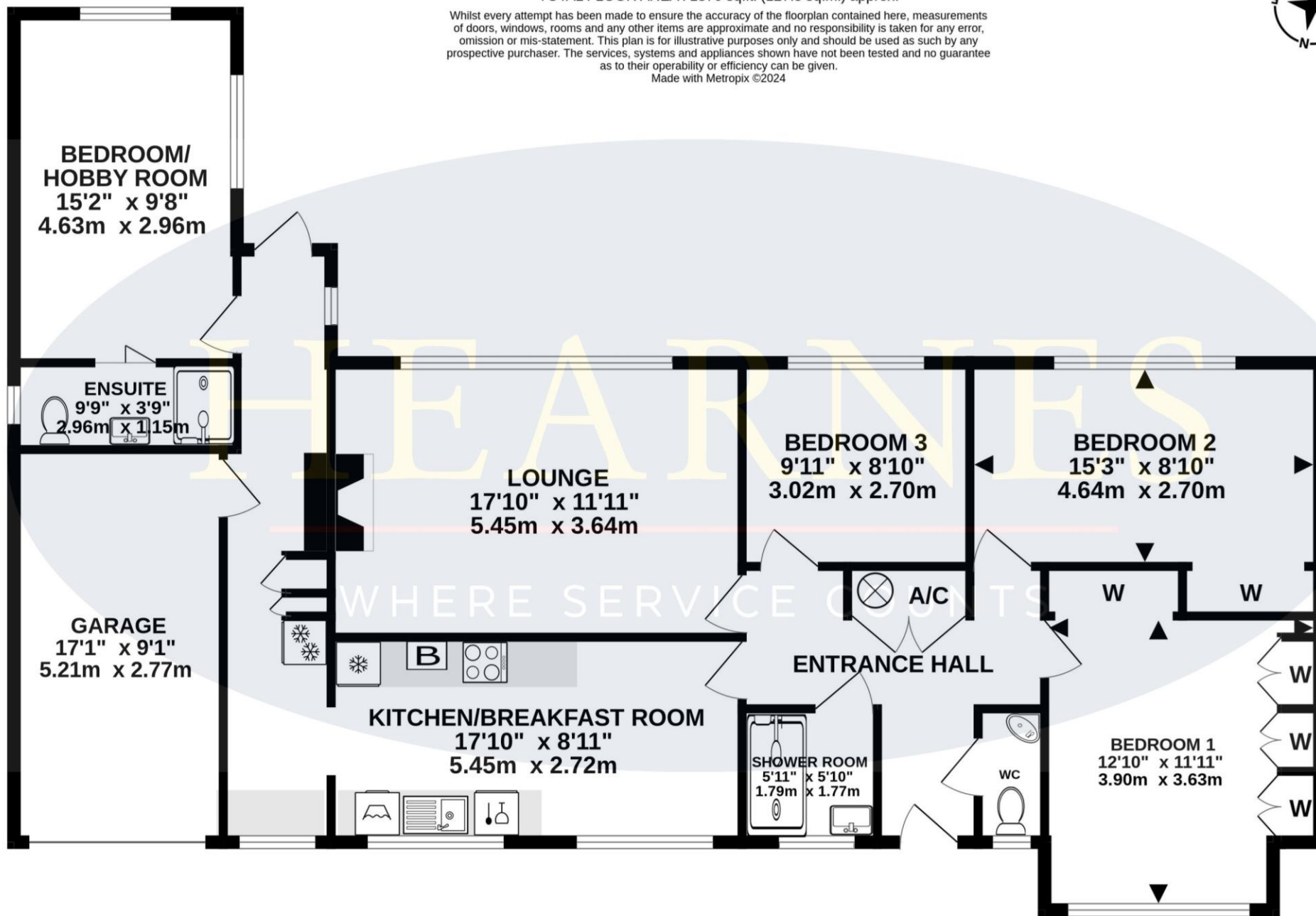






TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

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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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 exceptional, measuring approximately 90ft x 65ft, providing an extremely private **Southerly aspect** and gated access to the rear
- The **front garden** is stocked with many mature plants and shrubs, with a path meandering to the front door
- A front driveway provides **off-road parking**, which in turn leads up to the single garage
- **Single garage** with a personal door through to the inner hallway, fitted cupboards and drawers, work surface, shelving and tool rack

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away, whilst Sainsburys Supermarket is approximately ½ a mile away.



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