

Pringles Close

Ferndown, Dorset, BH22 8DD





“Unique opportunity to acquire a rarely available detached bungalow providing 1,900 sq ft of accommodation in this prestigious location”

FREEHOLD PRICE £725,000

This traditional detached bungalow provides excellent scope for modernisation, whilst recently decorated and offered in good decorative order and with no forward chain.

The property is set in a prime location at the head of a secluded cul-de-sac in arguably one of Ferndown’s most sought after locations, Golf Links Road and the Clubhouse at Ferndown’s Championship golf course. The well-proportioned accommodation comprises three double bedrooms, served by an en-suite shower room and family bathroom, a spacious versatile living/dining room open plan through an arch to a large glazed conservatory overlooking the rear garden and a modern kitchen/breakfast room.

Other benefits include gas central heating with recently installed boiler, utility room, double glazing, security alarm, entrance porch and a spacious hallway.

- **Entrance porch** with a door and window
- **Entrance hall** L-shaped with various storage cupboards
- **Cloakroom** fitted in a white suite comprising pedestal wash hand basin & WC
- **Living/dining room** with stone mantle, plinths with inset gas fire, large window, open plan to the dining area with sliding patio doors through to the conservatory
- **Conservatory** with full height windows and angled polycarbonate roof
- **Kitchen/breakfast room** comprising a range of base and wall mounted units, worktops, breakfast bar, integrated oven and grill, inset ceramic hob, space for a dishwasher, window and a door to the utility room
- **Utility room** with space and plumbing for appliances, and recently installed wall mounted gas boiler and door to the rear garden
- **Bedroom one** with built in wardrobe, window and door to the en-suite
- **En-suite** fitted in a white suite to incorporate corner shower cubicle, pedestal wash hand basin and WC
- **Bedroom two** with built in wardrobes and a window
- **Bedroom three** with built in wardrobe and a window
- **Bathroom** fully tiled with white suite comprising panelled bath, low level WC, pedestal wash hand basin and window

COUNCIL TAX BAND: G

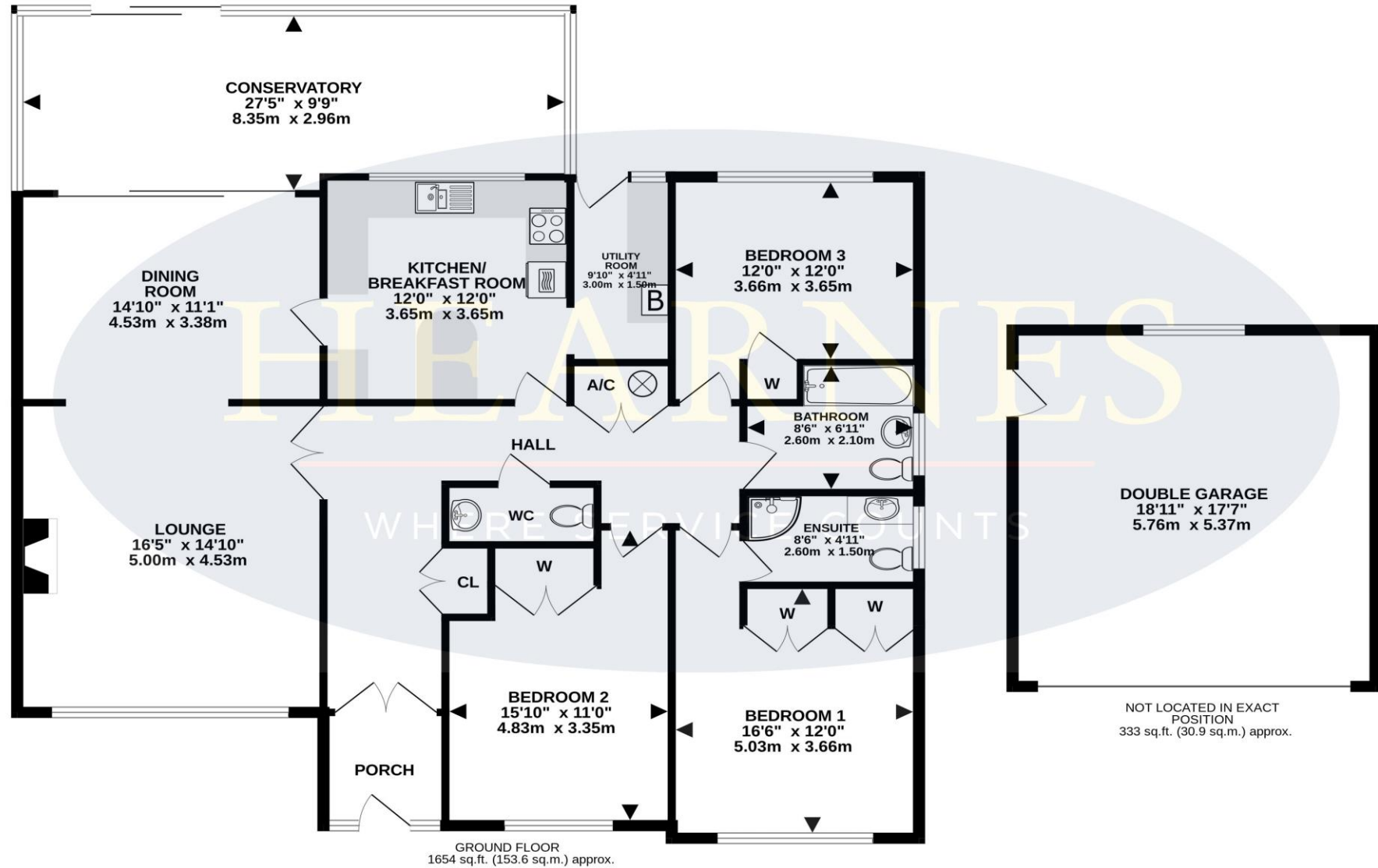
EPC RATING: D





TOTAL FLOOR AREA : 1987 sq.ft. (184.6 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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Outside

- The **rear garden** is a particular feature with a large expanse of level lawn, curved paved patio and mature borders enclosed by panel timber fencing
- Outside a **front paved driveway** provides parking and turning space for several vehicles leading to a detached garage
- **Detached garage** with electric up and over door
- An extensive **front garden** provides excellent privacy

Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately $\frac{3}{4}$ of a mile away. Ferndown's Championship Golf Course and the Clubhouse is located on Golf Links approximately $\frac{1}{2}$ a mile away.



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