

Hillcrest Avenue

Ferndown, Dorset BH22 9QR



HEARNES

WHERE SERVICE COUNTS



“Exceptional detached bungalow tastefully modernised throughout, situated in a small close just 1 mile from the town centre”

FREEHOLD GUIDE PRICE £500,000

This detached traditional bungalow is set in a Prime location in a quiet cul-de-sac off the main Ameyford Road, within walking distance of a local convenience store and regular bus routes, together with access to highly regarded local schools, nearby Wimborne and the A31 commuter routes to Ringwood and Southampton.

The accommodation comprises three double bedrooms served by a stylish high specification en-suite and family bathroom, with a mix of traditional and contemporary in the stunning open plan kitchen/dining/living room with a central fireplace, bespoke kitchen and patio doors giving access to and overlooking the southerly aspect low maintenance rear garden, ideal for entertaining.

Other benefits include a welcoming entrance hall, Oak effect flooring which continues through into the living space, gas fired central heating, double glazing, off-road parking for 2 – 3 vehicles, detached garage and spacious utility room behind.

The garden is a wonderful landscaped low maintenance oasis with sections of patio enclosed by raised borders, mature hedging, greenhouse and a convenient storage area.

- **Entrance hall**, reception space with a contemporary sliding door to living room, wood panelling, Victorian style radiator, archway to an inner hall with a door to a cupboard housing the boiler
- Stunning 22ft x 20ft **Open plan kitchen/lounge/dining room**
- Bespoke superbly fitted **kitchen** comprising a range of base and wall mounted units with quartz worktops complimented by a separate matching island unit with breakfast bar, space for a Range cooker, inset butlers sink with a window above, space for an American style fridge/freezer and an integrated concealed dishwasher
- The **living area** is a beautifully appointed formal space with a window to the front aspect, Purbeck Stone chimney breast, wooden block mantel and tiled hearth
- **Dining area** with patio doors out to the garden
- **Utility room** (situated at the back of the garage) with matching units, worktop, sink unit, tile effect flooring and plumbing for a washing machine
- **Bedroom one** is stylishly finished with Oak effect flooring, wooden panelling, Victorian style radiator and window to the front aspect
- **En-suite shower room** superbly refitted with a contemporary white suite to incorporate a shower cubicle, vanity unit with freestanding oval sink, wc, window and half height wooden panelling
- **Bedroom two** has been finished with attractive contrasting décor, Victorian style radiator, a window overlooking the rear garden and Oak effect flooring
- **Bedroom three** with a window to the rear aspect and Oak effect flooring (currently used as an office)
- **Bathroom** finished in a stylish white suite comprising P-shaped shower/bath with glazed screen, wc, vanity unit with oval wash hand basin, tiled flooring, wooden panelling and contrasting tiling

COUNCIL TAX BAND: E

EPC RATING: D

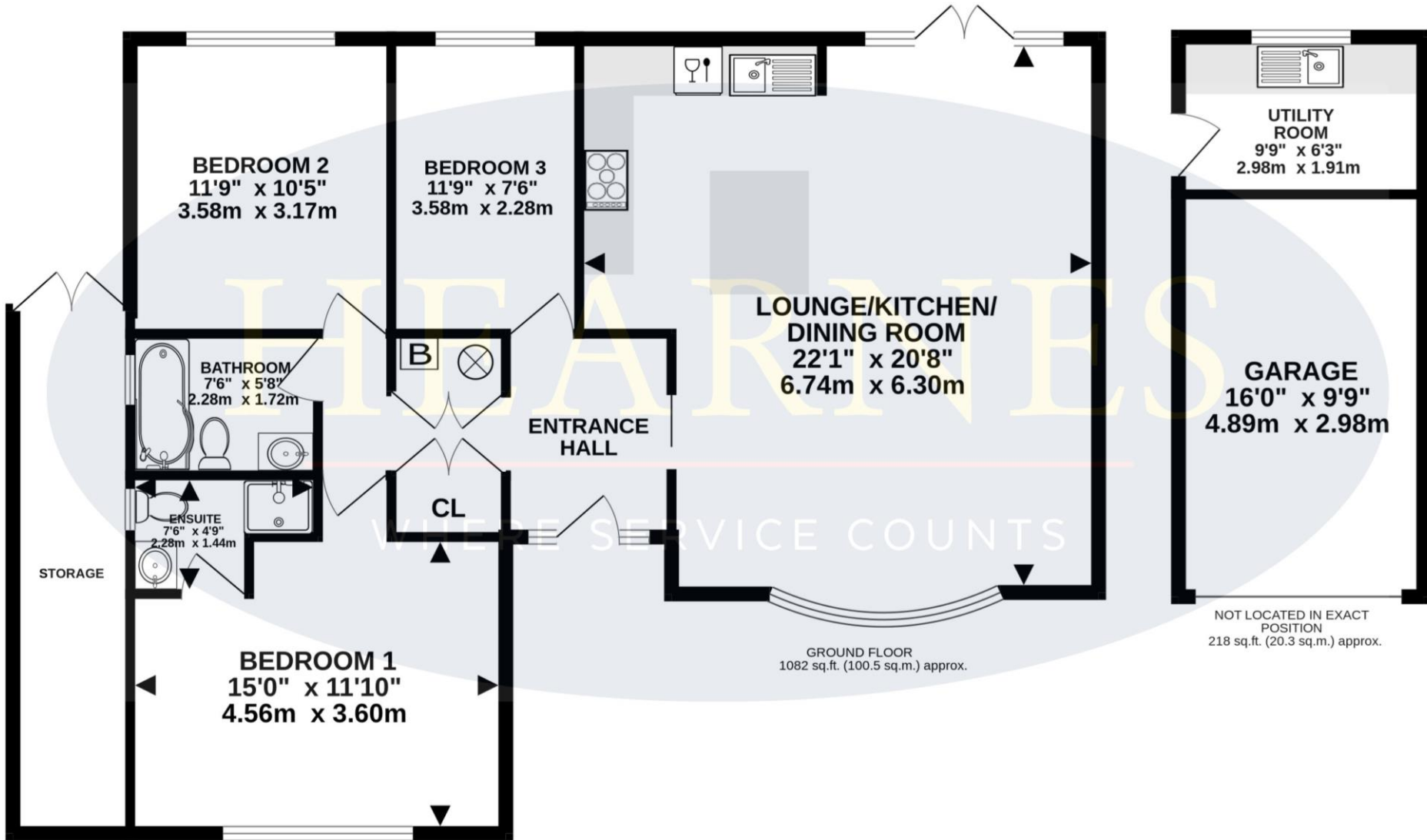




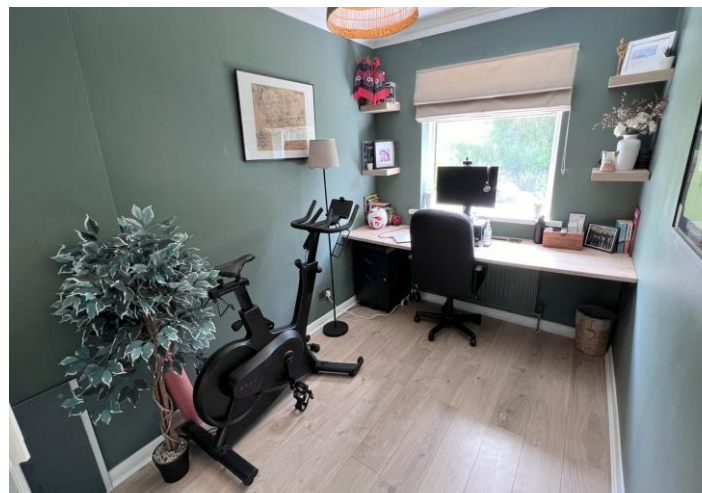
TOTAL FLOOR AREA : 1300 sq.ft. (120.8 sq.m.) approx.

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 Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- Landscaped low maintenance **southerly aspect rear garden** with raised borders, greenhouse, decking, artificial lawn, mature shrubs and additional side storage
- A front driveway provides **off-road parking** for two to three vehicles, leading up to a detached single garage and side gate providing access to the rear garden
- **Detached single garage** with a metal up and over door

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away. Local amenities on Ameysford Road are approximately 200 meters away, whilst a further selection of amenities on Wimborne Road East are approximately ½ a mile away.



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



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