



Barns Road  
Ferndown, Dorset, BH22 8AF

# FREEHOLD GUIDE PRICE

## £425,000

**“An immaculately presented bungalow with a landscaped private garden and generous off road parking”**

This beautifully finished and recently modernised three double bedroom, one bathroom, one shower room, two reception room semi-detached bungalow has a double glazed conservatory overlooking a landscaped 45ft private rear garden and a front driveway providing generous off road parking.

The current owners have managed to create a light and spacious bungalow with some lovely finishing touches to include the recent addition of solar panels with, 6.6 KW battery store, these provide a yearly income and substantially reduce the utility costs.

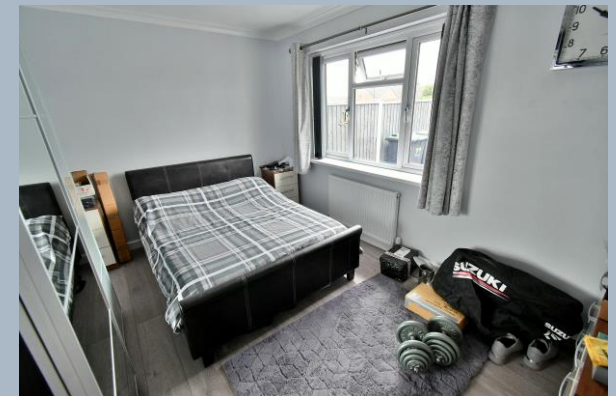
- **A three double bedroom semi-detached bungalow with landscaped garden and solar panels**
- **13ft x 13ft Spacious entrance hall** with tiled floor and a cupboard housing a wall mounted gas fired Worcester boiler
- **15ft Lounge** with feature fireplace
- **Dining room** with tiled floor and double glazed French doors leading out into the conservatory
- **Recently refitted kitchen**, beautifully finished with extensive granite worktops with matching upstands and window sill, good range of base and wall units with integrated oven, hob and extractor, recess and plumbing for washing machine, dishwasher and condensing tumble dryer and recess for microwave and fridge/freezer and double glazed door leading out onto a side passage way
- **13ft Conservatory** which is fully double glazed, has Quartz window sills, a tiled floor and a radiator allowing this room to be used all year round
- **19ft Impressive master bedroom** with fitted floor to ceiling wardrobes with sliding doors
- **Spacious and refitted en-suite bathroom** finished in a stylish white suite incorporating a panelled bath with chrome raindrop shower head and separate shower attachment over, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from a fitted wardrobe
- **Bedroom three** is also a double bedroom
- **Refitted shower room** finished in a stylish white suite incorporating a good size corner shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Side passageway** with a double glazed door leading out onto the front and rear gardens. Further door leading through into the workshop
- **The workshop** has light and power, double glazed window and could be converted into a home office
- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 45ft x 45ft, is fully enclosed and has been landscaped
- Adjoining the rear of the property there is a **large, Indian sandstone paved patio** with the remainder of the garden predominantly laid to lawn. There is a mature apple tree and pond creating a central feature. Also within the garden there is a **timber storage shed and a further large timber storage shed** which is currently being used as a workshop and has light and power
- A wooded five bar gate opens onto a **front gravelled driveway** which provides generous off road parking for several vehicles
- **Further benefits include:** double glazing, replacement UPVC fascias and soffits, a gas fired heating system and a solar panel for the 6.6 KW battery store

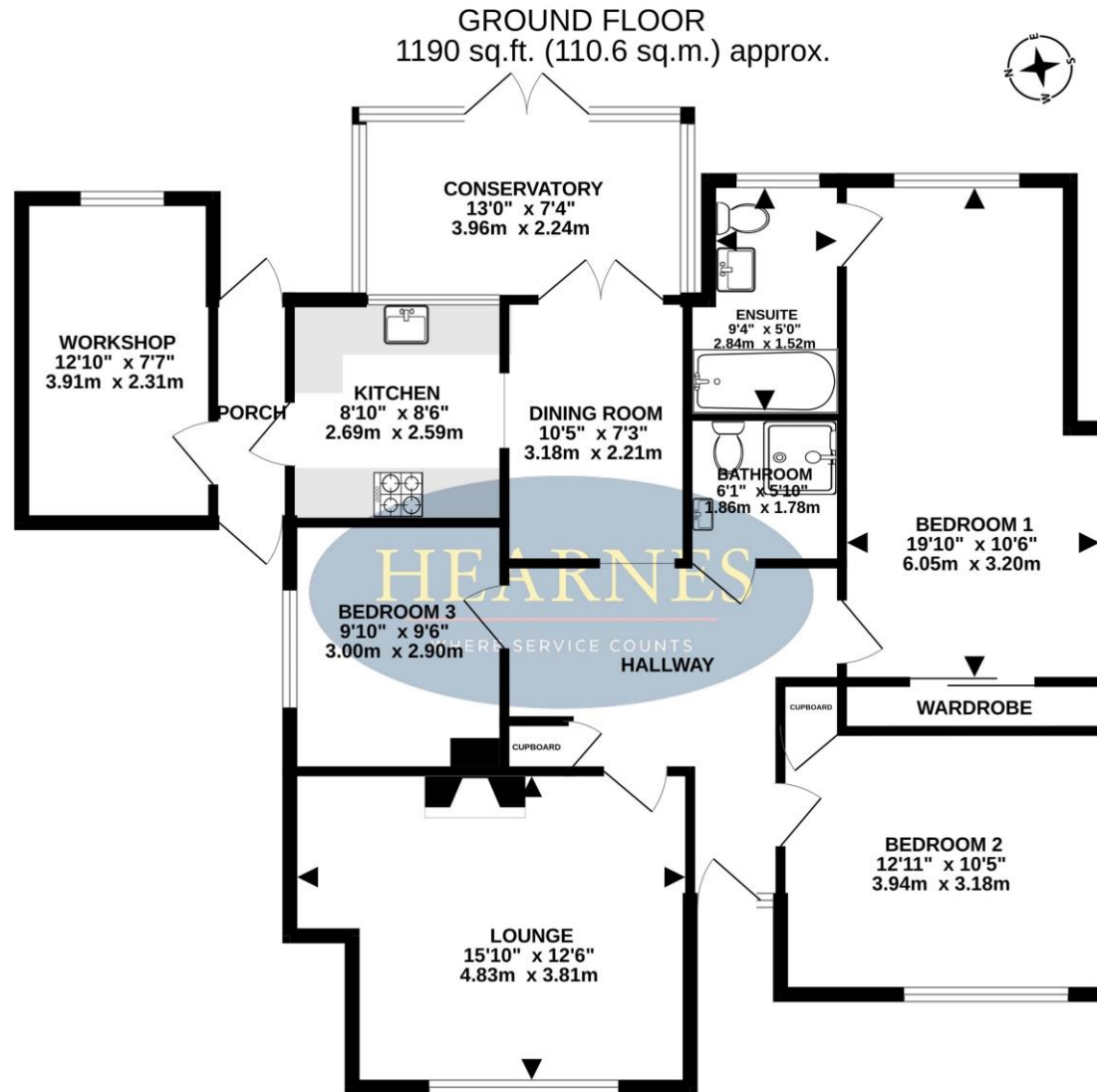
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

