

Woodside Road

Ferndown, BH22 9LD



HEARNES

WHERE SERVICE COUNTS



“A 1,700sq ft family home with a secluded garden offered with no chain”

FREEHOLD GUIDE PRICE £525,000

This superbly positioned and generous sized four double bedroom, one bathroom, one shower room, detached family bungalow has a secluded, enclosed rear garden, single garage, carport and driveway providing generous off-road parking.

This superbly positioned 1,700 sq ft versatile family home offers light and spacious accommodation and has scope to be enlarged and enhanced, (subject to the necessary planning consents). The property is situated in a sought-after convenient location and comes to the market with no onward chain.

- **1,700 sq ft, four double bedroom, detached chalet bungalow, offered with no chain**
- **Entrance porch**
- **21ft x 14ft spacious entrance hall** with airing cupboard
- **16ft lounge** with an exposed brick fireplace and double glazed windows overlooking the front garden and an archway through into the dining area
- **Dining area** has a door leading into the kitchen, double glazed French doors leading into the conservatory
- **Conservatory** is fully double glazed, with a radiator allowing this room to be used all year round and a double glazed French door leading out into the front garden
- **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, integrated oven, hob and extractor, space for breakfast table and chairs, wall mounted gas fired replacement Worcester boiler, double glazed window to the side aspect and door leading up into the utility room
- **23ft utility room** with a sink unit, worktops, base units, recess and plumbing for washing machine and doors leading out into the front and rear gardens
- **Bedroom one** is a generous sized double bedroom with a fitted wardrobe and an ensuite shower room
- **Ensuite shower room** incorporating a shower cubicle, WC, pedestal wash hand basin
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobe
- **Bedroom three** is a double bedroom

First Floor

- **First floor landing** has a door leading into a large walk-in loft, providing an easily accessible and useful storage area
- **Bedroom four** is also a double bedroom with access to the eaves providing useful storage
- **Office** which could also be used as a nursery and is currently being used as a study with a Velux window
- **Cloakroom with WC**, pedestal hand basin

COUNCIL TAX BAND: E

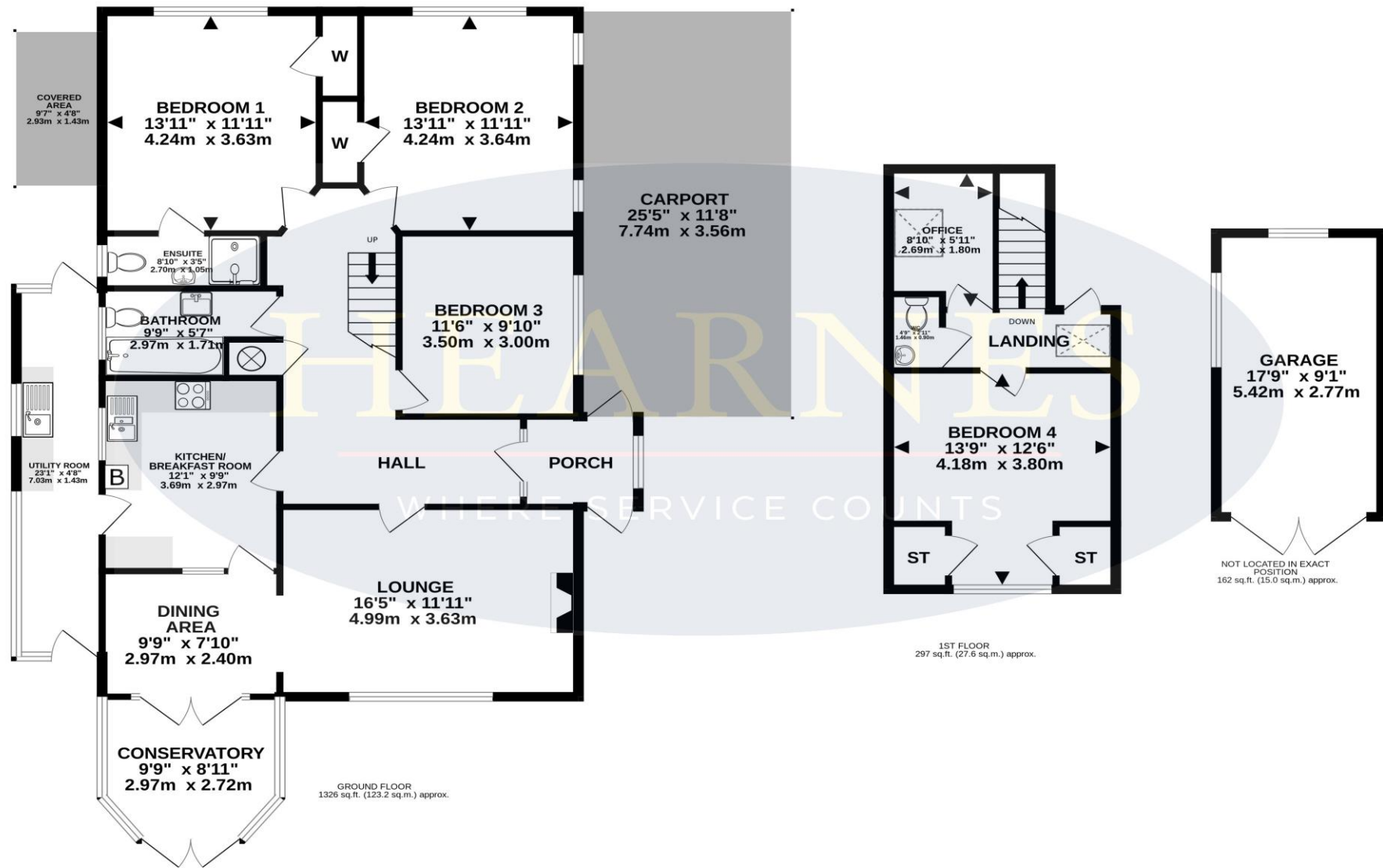
EPC RATING: D





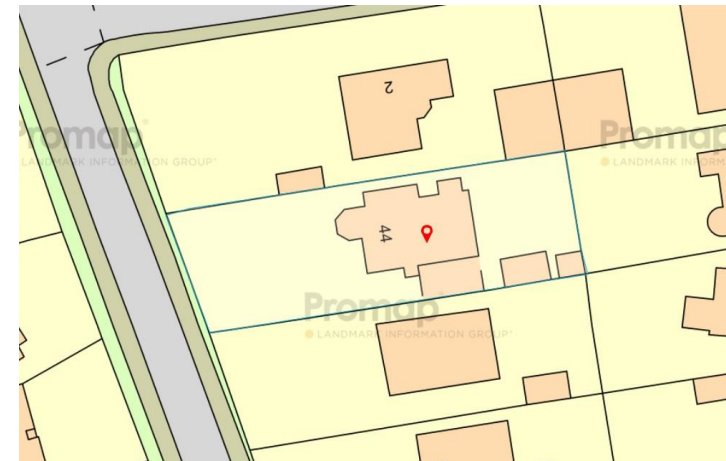
TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

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** offers an excellent degree of seclusion and measures approximately 40ft x 45ft. The garden itself is predominately laid to lawn.
- A **five bar gate** opens onto a front block paved driveway which provides generous off-road parking, also with a good sized area of front lawn
- **Block paved side driveway** which leads up to a carport which in turn leads up to a detached single garage
- **Detached single garage** with double wooden doors
- **25ft Car port**

Further benefits include double glazing, gas fired heating system with Worcester boiler. The property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.



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