

Larks Close

Ferndown, Dorset BH22 9TF



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented bungalow occupying a good size secluded plot in a cul-de-sac location”

FREEHOLD PRICE £475,000

This generous sized and modernised three bedroom, one bathroom detached bungalow has a good sized and secluded rear garden with a driveway providing generous off road parking tucked away in a peaceful cul-de-sac location.

This light and spacious bungalow is offered in an immaculate condition and has undergone a number of recent improvements.

The generous sized and secluded corner plot is a particular feature along with the peaceful cul-de-sac location. The property is also conveniently located for all the local amenities.

- **Three bedroom detached bungalow occupying a good size corner plot in a cul-de-sac**
- **Entrance porch**
- **Good size entrance hall** with cupboard housing wall mounted gas fired boiler
- **Generous size lounge/dining room** with a double glazed picture window overlooking the front garden. A focal point of the room is a living flame coal effect gas fire with attractive surround
- **15ft Kitchen** incorporating roll top work surfaces, base and wall units, breakfast bar, recess for fridge, integrated hob, oven and grill, attractive tiled splashbacks, window overlooking the side garden, tiled floor and door leading out into the inner lobby
- Generous size **utility room** with recess and plumbing for washing machine, space for fridge/freezer, base and wall units, sink unit, tiled floor
- **Two generous size double bedrooms**
- Good size **single bedroom**
- **Refitted and spacious family bathroom/shower room** incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: C

EPC RATING: D



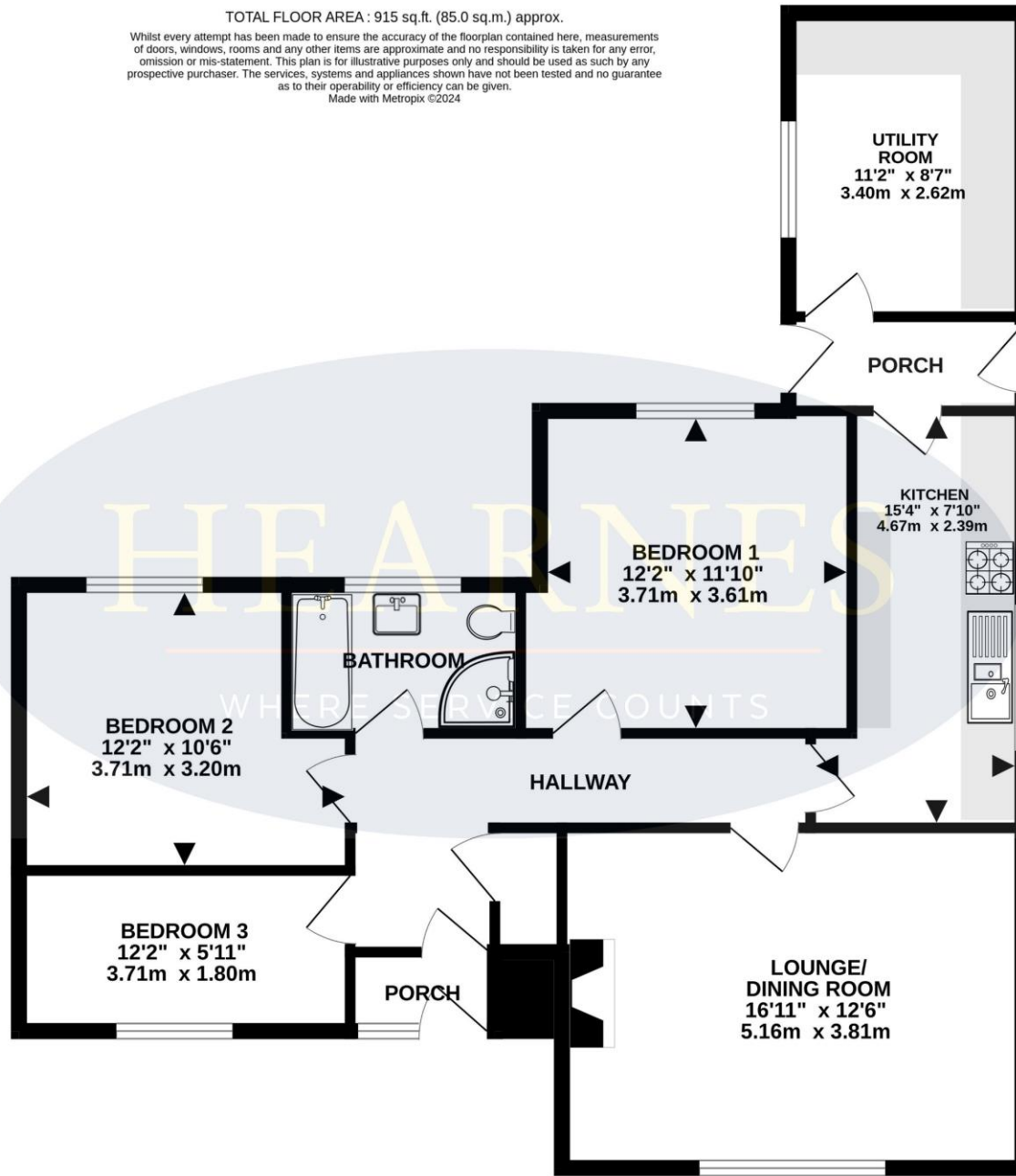




TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

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** has a maximum overall measurement of approximately 55ft x 50ft. The garden itself offers an excellent degree of seclusion and is fully enclosed. The garden incorporates lawned and paved seating areas as well as a greenhouse and storage shed. The garden is stocked with many attractive mature plants and shrubs. a side path leads down to a side gate
- There is a good size area of **front garden** which is predominantly laid to lawn. A path leads up to the front entrance into the property. A wooden five bar gate opens onto a front driveway which provides generous off road parking
- **Further benefits include;** double glazing and a gas fired heating system with replacement boiler

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



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