



Pickard Road
Ferndown, Dorset, BH22 8AX

FREEHOLD PRICE

£435,000

“Deceptively spacious 1,300 sq ft detached bungalow with extended 22ft lounge/dining room, southerly aspect garden and detached garage”

This traditional detached bungalow has been extended and has potential to modernise and reconfigure set in a sought after road amongst similar properties with convenient access and level walk to a local shopping parade, regular bus routes and a Sainsbury's superstore with the A31 commuter routes to both Wimborne and Ferndown town centre

The accommodation comprises three bedrooms, separate shower room, kitchen/breakfast room with feature exposed beams, unique arch shaped fireplace, wooden floors and double glazed doors to a double glazed conservatory overlooking the garden.

Other benefits include gas central heating, solar panels, double glazing, convenient entrance porch to a recently laid resin driveway with landscaped front garden and parking for several vehicles to a detached garage.

- **Entrance porch** double glazed leaded double door and windows
- **Entrance hall** wood laminate flooring, wall mounted control for solar panels
- **Kitchen/breakfast room**, range of base and wall mounted units with roll top worksurfaces, tiled walls, sink unit with double glazed window above, space, power and plumbing for appliances, double glazed door to garden, concealed cupboard housing gas boiler
- **Lounge/dining room** exceptional triple aspect room with double glazed windows and doors to the conservatory, unique stone arch fireplace, wood laminate flooring
- **Conservatory** double glazed windows set on a dwarf wall with tinted pitched glass roof, radiator and doors to the garden
- **Bedroom one** with double glazed bay window, wood laminate flooring
- **Bedroom two** double glazed bay window
- **Bedroom three** double glazed window, wood laminate flooring
- **Shower room** with shower cubicle, WC, wash hand basin and double glazed window
- **Double gates** to a resin style driveway with **parking for several vehicles**
- **Landscaped front garden**, mature shrubs, loose slate and circular feature
- **Garage** 19ft 1in x 9ft 7in single detached garage/workshop with up and over door, power, light and side door
- **Rear garden** 60ft x 45ft the overall plot measures 0.128 of a acre and provides excellent potential and seclusion with section of lawn, mature shrubs, apple trees, timber shed, well stocked borders and a private, southerly aspect

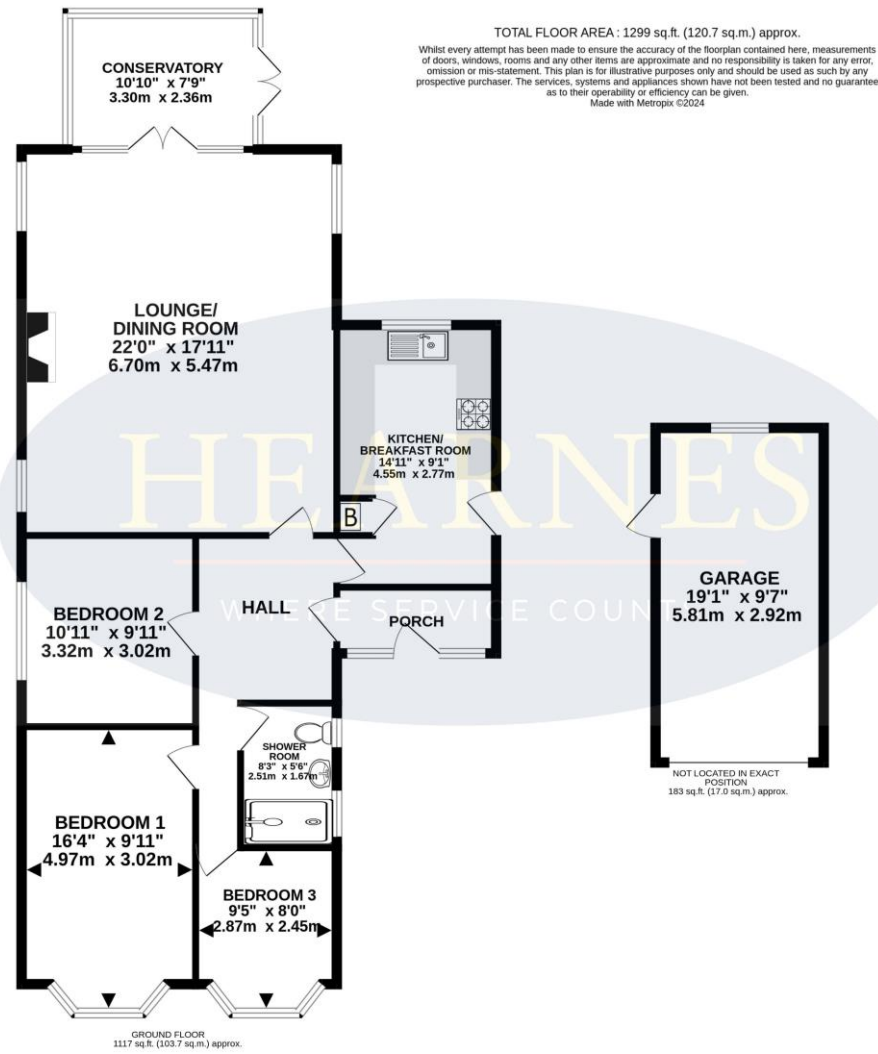
Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: C

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 : 1299 sq.ft. (120.7 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.
Made with Metropix ©2024



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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

