



**HEARNES**  
WHERE SERVICE COUNTS

Diana Close,  
Ferndown, Dorset, BH22 9NT

# FREEHOLD GUIDE PRICE

## £400,000

*“Located in the heart of Ferndown town centre  
with a single garage and no onward chain”*

This superbly positioned and immaculately presented three double bedroom, one shower room, one bathroom detached chalet bungalow has a detached single garage and ample off road parking, whilst situated in the heart of Ferndown town centre.

This light, spacious and versatile chalet bungalow also now comes to the market offered with no onward chain.

- **A three double bedroom detached chalet bungalow with a single garage and no chain**
- **Entrance porch**
- Good sized **entrance hall**
- **15' Lounge** with double glazed sliding patio doors leading out into the enclosed rear garden
- **Kitchen/breakfast room** which enjoys a pleasant outlook over the front garden and incorporates ample rolltop worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, recess for all other appliances, wall mounted gas fired Worcester boiler and space for breakfast table and chairs
- **Two ground floor double bedrooms**, one of which is currently being used as a dining room
- **Ground floor shower room** finished in a white suite incorporating a separate shower cubicle, WC and pedestal wash hand basin

#### First floor:

- **Bedroom one** is a large double bedroom with an archway through into the dressing room
- The **dressing room** in turn leads through into the en-suite
- **En-suite bathroom** finished in a modern white suite incorporating a panelled bath, WC, pedestal wash hand basin and fully tiled walls
- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 35' x 20'. The rear garden has been landscaped for ease of maintenance, incorporates paved and gravelled areas with side gate, rear pedestrian access leading out to the garage and parking spaces
- The **front garden** has also been landscaped for ease of maintenance and is enclosed by a mixture of hedge and fencing
- There is a detached single **garage** which has a remote control up and over door, light and power. There is a parking space directly in front of the garage and a further allocated parking alongside the garage
- **Further benefits** include double glazing, UPVC fascias and soffits, a security alarm and a gas fired central heating system. The property also now comes to the market with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: E**

**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.

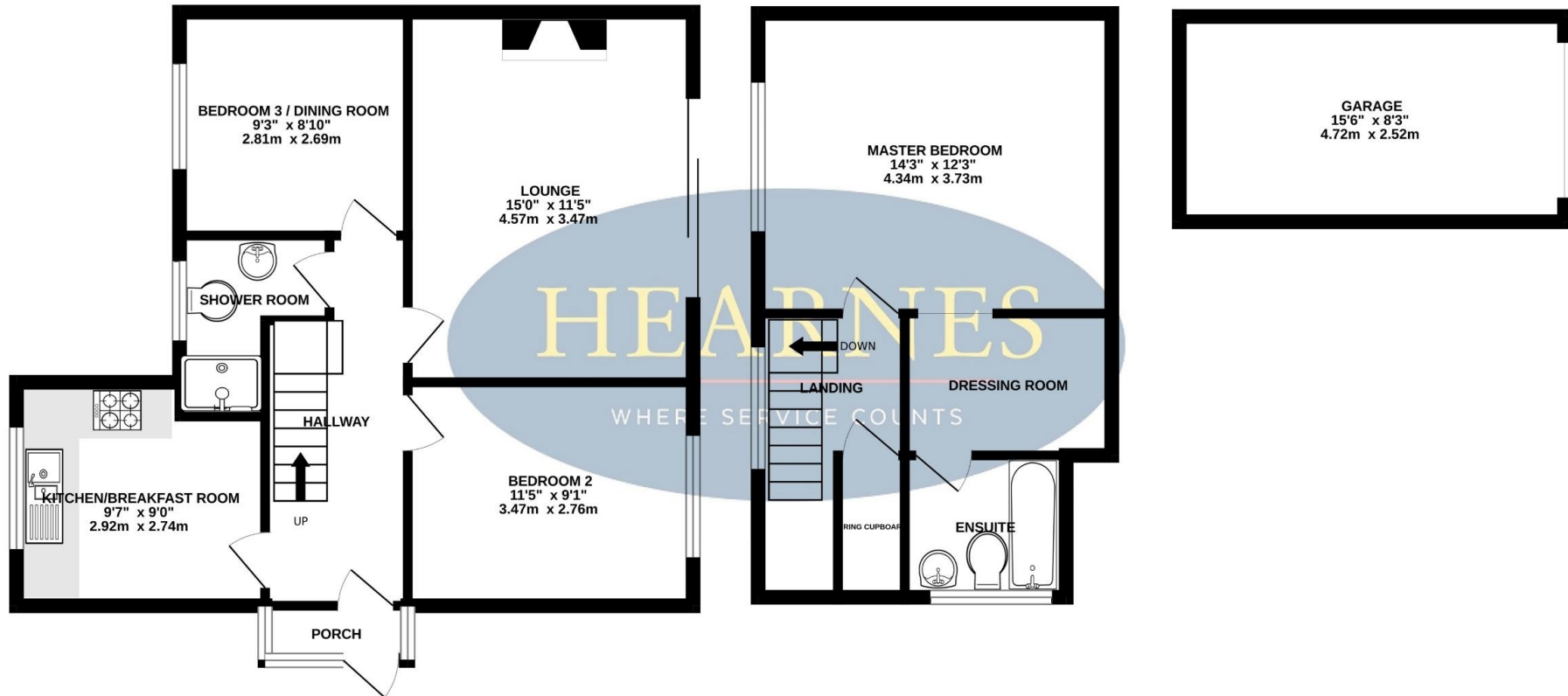


GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



NOT LOCATED IN THE EXACT  
POSITION  
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.9 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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