

Church Road

Ferndown, Dorset, BH22 9EX





“A 1,400 sq ft immaculately presented bungalow with a landscaped garden, tucked away down a private road approximately 900 metres from the town centre’

FREEHOLD PRICE £600,000

An immaculately presented and conveniently located three double bedroom, one shower room, one en-suite cloakroom, detached bungalow has a landscaped rear garden, two single garages and driveway providing generous off road parking.

This superbly positioned 1,400 sq ft bungalow has undergone a number of improvements and is tucked away in a sought after, yet convenient location down a private road, and approximately 900 metres from Ferndown’s town centre.

- **1,400 sq ft Three double bedroom, 1 shower room, 1 en-suite cloakroom detached bungalow in a convenient location**
- **Spacious 17’ x 16’ entrance hall** with coat cupboard and a cupboard housing wall mounted gas fired boiler
- **27ft triple aspect lounge/dining room**
- The **lounge area** enjoys a pleasant outlook over the front garden and has a log burning stove creating an attractive focal point of the room
- The **dining area** has ample space for a dining table and chairs, double glazed French doors opening out to the rear garden and opening through into the kitchen
- **Modern Kitchen** incorporating ample roll top work surfaces which continue around to form a breakfast bar, a good range of base and wall mounted units, integrated electric hob and extractor canopy above, twin ovens, fridge/freezer, dishwasher, washing machine, window offers a pleasant outlook over the rear garden, door gives access
- **Bedroom One** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **En Suite Cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom Two** is also a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with sliding mirrored doors
- **Bedroom Three** is also a double bedroom with fitted wardrobe and cupboard above
- Family Bathroom **A spacious family bathroom/shower room** finished in a stylish white suite, incorporating a panelled bath with separate shower cubicle, chrome raindrop shower head and separate shower attachment, WC, wash and basin, fully tiled walls
- **Further benefits include double glazing, gas fired heating system**

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

COUNCIL TAX BAND: D

EPC RATING: D

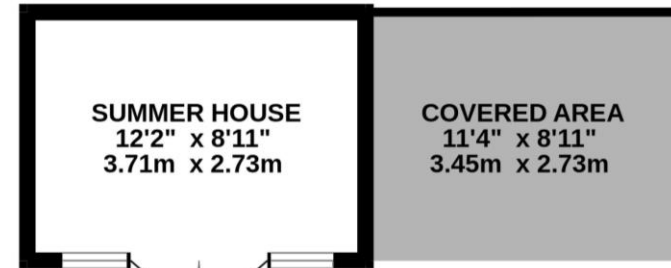




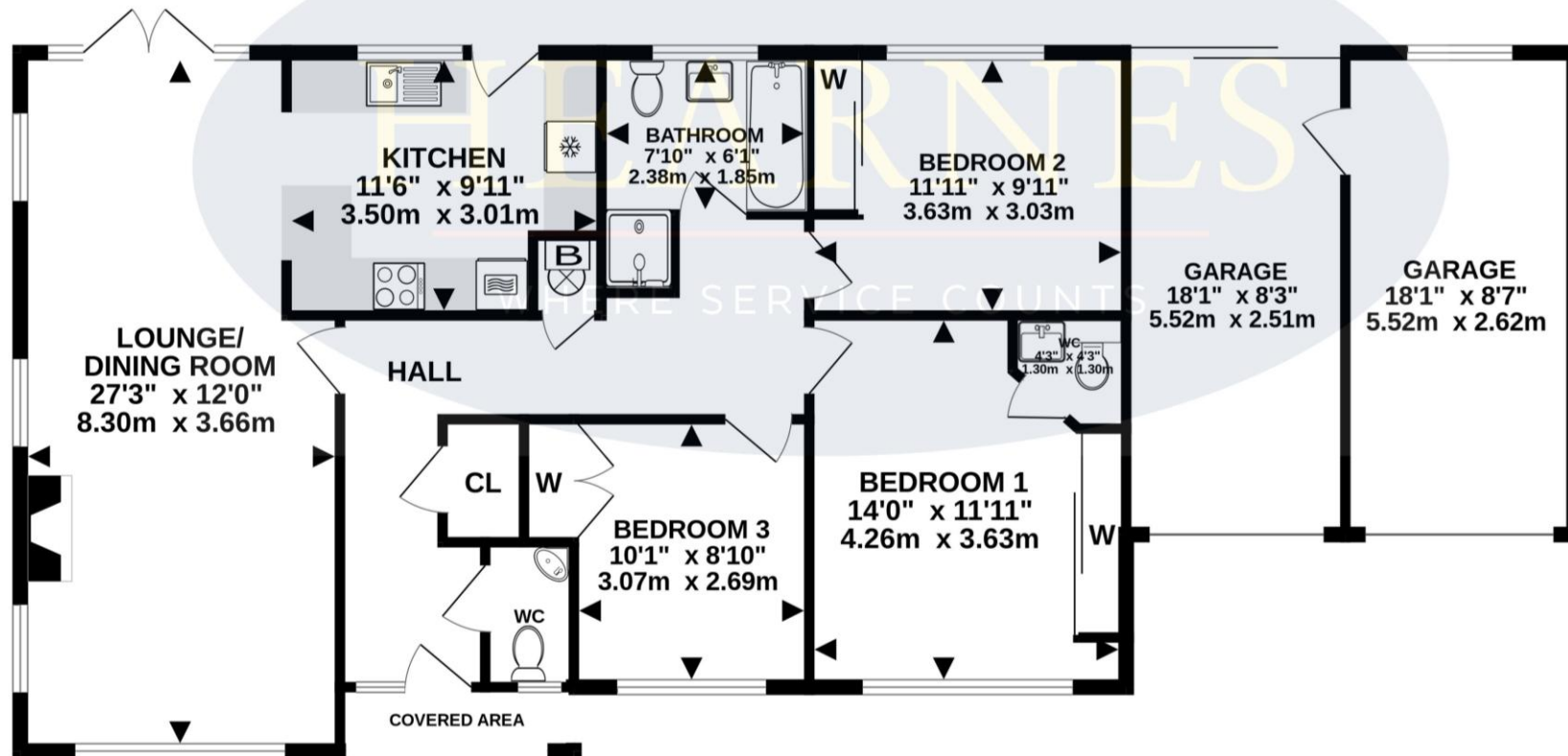
TOTAL FLOOR AREA : 1447 sq.ft. (134.5 sq.m.) approx.

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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NOT LOCATED IN EXACT POSITION
109 sq.ft. (10.1 sq.m.) approx.



GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



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Outside

- **The rear garden** is a superb feature of the property as it has been landscaped for ease of maintenance and measures approx. 65' in width x 35' in depth. The garden incorporates paved patio areas, which are bordered by well stocked flower beds, paved and gravelled paths, the garden itself is stocked with many attractive ornamental plants and shrubs
- Within the garden there is a **Summer House** with an adjoining covered paved patio. The summer house would make an ideal home office. There is also a greenhouse and timber storage shed.
- A front driveway provides generous off road parking and in turn leads up to two single garages, both garages have light and power and metal up and over doors. One of the garages has sliding patio doors leading out into the rear garden



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