

# Ameysford Road

Ferndown, Dorset BH22 9QE



**HEARNES**

WHERE SERVICE COUNTS



# ***“A deceptively spacious and extended 1,700sq ft versatile family home offered with no chain”***

**FREEHOLD GUIDE PRICE £525,000**

This generous sized and substantially enlarged four double bedroom, one bathroom, two shower room detached chalet bungalow has a 50ft secluded rear garden, driveway providing generous off road parking and a single garage, whilst enjoying a popular and convenient location within Ferndown.

This deceptively spacious 1,700 sq ft chalet bungalow offers versatile accommodation and now comes to the market offered with no onward chain.

- **1,700 sq ft Chalet bungalow with four double bedrooms and secluded rear garden whilst offering versatile accommodation and offered with no chain**

## **Ground floor:**

- **Entrance porch**
- Spacious **entrance hall** with door leading through into the garage
- **Cloakroom** finished in a white suite incorporating a WC, wash hand basin, tiled floor
- **21ft Sitting room** with two bay windows overlooking the front garden
- 21ft x 18ft Open plan L-shaped **kitchen/breakfast room** enjoying a dual aspect
- **The kitchen area** incorporates ample roll top worksurfaces with a good range of base and wall units, integrated electric oven, hob and extractor, recess for fridge, recess and plumbing for dishwasher, cupboard housing a wall mounted gas fired Valliant boiler also with space and plumbing for a washing machine, attractive tiled splashbacks, tiled floor, double glazed window overlooking the rear garden, double glazed door giving access to the side
- **The breakfast area** has ample space for large table and chairs, tiled floor and double glazed French doors leading out into the rear garden
- **Two ground floor double bedrooms**
- **Family bathroom** finished in a modern white suite incorporating a bath with electric shower over, wash hand basin with vanity storage beneath, fully tiled walls
- **Inner hallway** with understairs cupboard and stairs rising to the first floor

## **First floor:**

- **Landing**
- **Double bedroom**
- **Dressing room**
- **En-suite shower room** incorporating a shower cubicle, WC, wash hand basin, fully tiled walls
- **Additional double bedroom** with four double fitted wardrobes
- **En-suite shower room** incorporating a corner shower cubicle, WC, wall mounted wash hand basin, fully tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: D**







GROSS INTERNAL AREA  
 Ground Floor: 117.38 m<sup>2</sup>, 1264 SQ FT, First Floor: 49 m<sup>2</sup>, 527 SQ FT  
 TOTAL: 166.38 m<sup>2</sup>, 1791 SQ FT  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.





## Outside

- **The rear garden** measures approximate 50ft x 45ft is fully enclosed and offers an excellent degree of seclusion
- Within the garden there is a **large paved patio area** and a **decked seating area**. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a useful **timber storage shed with light and power**. The garden is enclosed by mature shrubs and fencing
- **The front driveway** provides generous of road parking and in turn leads up to a single garage
- **Single garage** has a metal up and over door, a rear personal door leading into the garden, light and power and an internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system with replacement Valliant boiler. The property now comes to the market now offered with no onward chain

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



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