



**Mayfield Drive  
Ferndown, Dorset BH22 9HR**

# Freehold PRICE

## £572,500

*“Tastefully modernised and refitted detached bungalow, extended by the present owner, whilst located in an exceptionally convenient cul-de-sac location, less than 800yds from Ferndown Centre”*

This superbly presented detached bungalow has been subject to extensive modernisation over the past two years to include new kitchen and bathrooms, extended living space with bi-fold doors and re-landscaped gardens for low maintenance.

The accommodation comprises three double bedrooms with newly fitted bespoke furniture and stunning en-suite in bedroom one, together with a recently completed main shower room and refitted kitchen, a dual aspect living room with lantern light above the bi-fold doors and additional dining area.

Other benefits include, solid oak doors, gas central heating, double glazing, detached garage and driveway parking for several vehicles.

- **Entrance hall**, double glazed door, laminate flooring, door to airing cupboard housing hot water tank, hatch to loft, part glazed doors to living room and bedroom three
- **Kitchen/breakfast room**, newly refitted kitchen comprising a range of white gloss soft close base and wall mounted units with adjoining work tops, larder cupboards housing modern gas boiler, ceramic sink unit with double glazed window above, NEFF oven and grill, inset gas hob and extractor overhead, plumbing for washing machine, space for fridge freezer, retractable spice rack and carousel, double glazed door to side path, inset ceiling spotlights
- **Living/dining room**, space for table and chairs, wonderful light dual aspect room with double glazed bi-fold doors and a double-glazed lantern light with automatic retractable blind and LED lighting
- **Bedroom one**, beautifully presented with newly installed range of fitted furniture from Select around the bed recess, double glazed bay window, door to en-suite shower room
- **En-suite shower room**, stunning refitted suite comprising panelled bath with ceramic tiling and fitted dual shower unit and retractable screen, vanity unit with marble top and inset wash hand basin, low level WC, cupboard units and auto light mirror, chrome heated towel radiator, fitted linen cupboard, contrasting fully tiled walls and flooring
- **Bedroom two**, double glazed window overlooking rear garden
- **Bedroom three**, double glazed window to side, bespoke fitted wardrobe with sliding doors
- **Shower room**, recently re-modernised with stylish white suite comprising dual width walk in shower cubicle, glazed screen, and dual shower, vanity unit with marble top and inset wash hand basin, low level WC, and double-glazed window above, fully tiled ceramic walls and contrasting flooring, chrome heated towel rail

#### Outside:

- **front**, the front lawn has been replaced with low maintenance artificial turf, enclosed by dwarf wall, timber fencing and concrete posts whilst the **tarmac driveway** provides parking for several vehicles to the;
- **Detached garage** with up and over door, internal power and lighting and personal double-glazed door
- The **rear garden** has been updated with attractive ceramic paviors for low maintenance enclosed by timber fencing, with an ornate side gate.

**COUNCIL TAX BAND: D**

**EPC RATING: E**



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



