

Willow Way

Ferndown, Dorset, BH22 9SR



HEARNES

WHERE SERVICE COUNTS



“Exceptional high specification detached bungalow, extended to provide over 2,000 sq ft of luxurious contemporary living space together with south westerly facing rear garden”

FREEHOLD PRICE £730,000

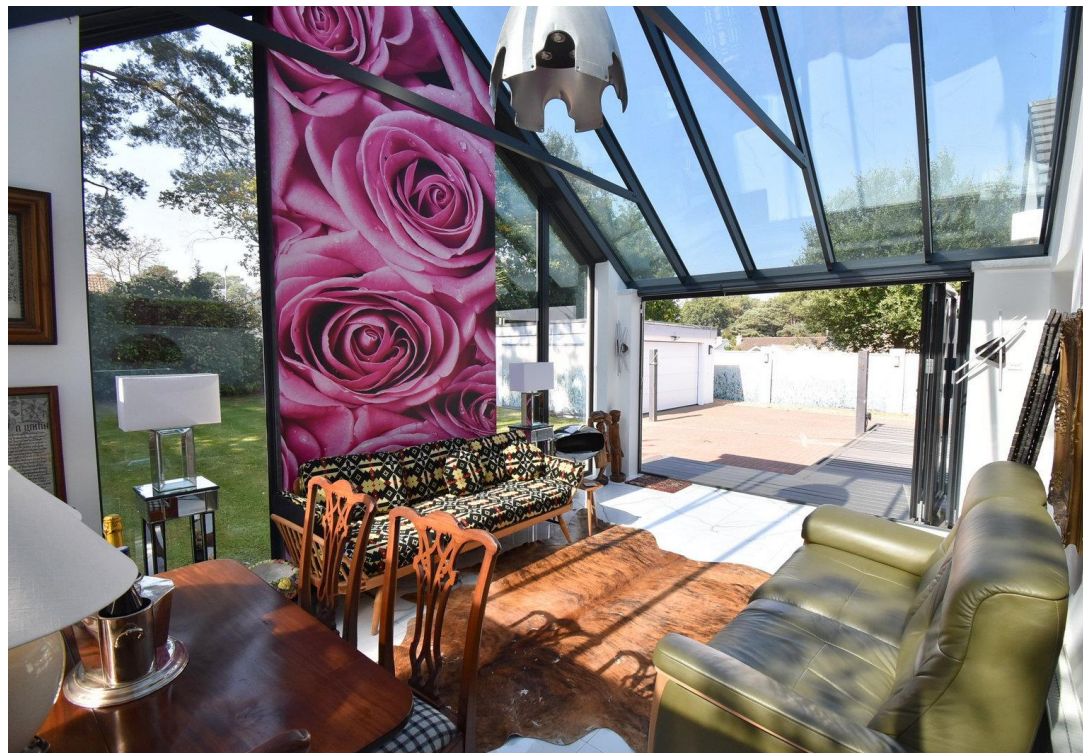
This substantial beautifully modernised four bedroom, two bathroom, two reception room detached bungalow has a 70ft private and west facing rear garden with a detached double garage and a contemporary carport with generous off-street parking for several vehicles. Situated in a peaceful and sought after location within easy reach of Ferndown’s town centre and nearby nature reserves with extensive woodland walks.

- **Bespoke composite front door** with robust multi-point locking system
- **Reception hall** with marble tiled floor
- **Utility area** with fitted storage, shelving and recessed wall-mounted Vaillant combi boiler
- Contemporary **20ft Kitchen/breakfast/family room** incorporating a bespoke Luxembourg ‘Keller’ kitchen finished with crackled glass work surfaces, an inset Franke sink with rinse hose and an excellent range of high quality appliances to include a double Neff oven/microwave, a Neff extractor hood, Gorenje induction hob and an integrated Blomberg dishwasher. Kitchen houses space for an American style fridge/freezer. Aluminium double glazed bi-fold doors leading out to the rear garden and decking with Karndeian flooring which continues through to the family area where there is a double glazed window and an additional aluminium double glazed door which leads out to the garden
- **Conservatory** overlooking private rear garden with aluminium framed glass surrounds/picture windows with vaulted ceiling and polished marble tiled flooring. Aluminium bi-folding doors leading out to the decking/seating/patio area.
- **19ft Master bedroom** with luxuriously appointed **en-suite bathroom** finished in a stylish white suite to incorporate a shower/bath with glass shower screen, chrome raindrop shower head, mixer taps, wc with concealed cistern, a contemporary wash hand basin set on a polished Purbeck stone pedestal and Karndeian flooring
- **Impressive 21ft Guest double bedroom** with floor to ceiling fitted wardrobes and drawers.
- **Third good size double bedroom**
- **Fourth bedroom** with fitted double wardrobe
- **Main family bathroom**;- deco style fully tiled with newly appointed walk in shower with waterfall shower and separate hose and new bathroom suite.
- **Further benefits include:** aluminium double glazing throughout, Richmond shutters to front and day and night blinds to back. a security alarm system and recently replaced roof and a high spec newly appointed driveway.

COUNCIL TAX BAND: F

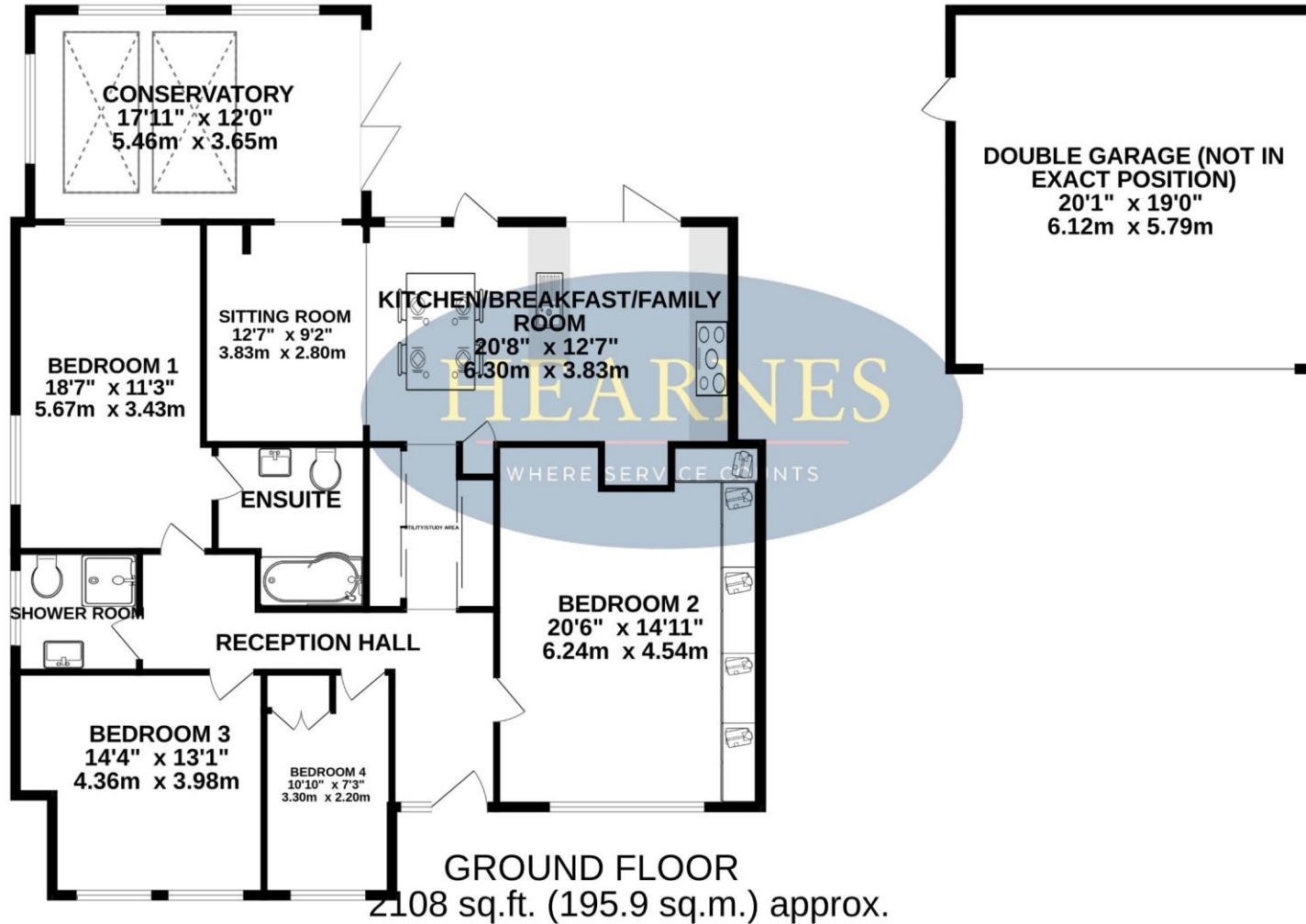
EPC RATING: D





TOTAL FLOOR AREA : 2108 sq.ft. (195.9 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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Outside

- Approximately **70ft x 55ft rear garden** facing a westerly aspect and offering a good degree of seclusion
- **The garden** has been designed to incorporate a decked seating area and paved patio area ideal for relaxing and entertaining, whilst the remainder of the garden is mainly laid to lawn.
- **Newly appointed driveway** providing off-road parking for several vehicles with contemporary car-port.
- **Detached fully insulated alarmed double garage** with an up and over door and a double-glazed side door.

Ferndown itself offers an excellent range of shops, cafes, restaurants, leisure and recreational facilities, as well as a doctor's surgery, pharmacies, Post Office and several banks, with the town centre less than 1 mile away. Ferndown's Championship Golf Course on Golf Links Road is approximately 1.5 miles away. Access to a local nature reserve, Slop Bog, can be found on Redwood Drive less than 500 metres away, perfect for dog walking.



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