



St Just Close
Ferndown, BH22 9EA

FREEHOLD

Guide Price £400,000

This well presented detached bungalow comprises two double bedrooms served by a modern bathroom, a fitted kitchen and a spacious lounge/dining room into large double glazed sliding doors to the rear garden.

The property is notable for its private westerly facing garden which wraps around one side providing scope for extension (stpp).

Other benefits include gas central heating, double glazing an additional utility room with plumbing for appliances, a convenient double glazed entrance porch and driveway with parking for 2/3 vehicles to a single garage.

The property provides an easy level walk to nearby regular bus routes to both Ferndown and Wimborne and access to a nearby M&S Foodhall, walks around the popular Longham Lakes and only 4 miles to Bournemouth Hurn Airport and the A338 commuter routes.

Interior

- Double glazed door to **entrance porch** with double glazed windows and further interior double glazed front door to the entrance hall
- **Entrance hall** double door to cupboard housing hot water tank with slated shelving with storage above. Hatch to loft space and door to additional walk-in cupboard with plumbing and power for utilities with double glazed window to the front
- **Lounge/dining room** spacious dual aspect room with double glazed opaque window to the side and impressive double glazed sliding patio doors giving access to and overlooking the private rear garden
- **Kitchen** fitted kitchen comprising a range of base and wall mounted units with adjoining worktops space and gas point for cooker, and worktop with electric points for separate fridge and freezer, door to larder cupboard, wall mounted Viessman gas boiler, tiled splashbacks, power and plumbing for washing machine with single bowl sink unit and double glazed window above to the side with further double glazed door giving access to the driveway
- **Bedroom one** double glazed window to the front aspect comprehensive range of built-in wardrobes with sliding doors
- **Bedroom two** double glazed window to the rear aspect range of fitted furniture including shelving storage and wardrobe with sliding doors
- **Bathroom** modern matching white suite comprising panel bath with wall mounted shower attachment and tiled splashbacks, vanity unit with inset wash hand basin, WC and double glazed opaque window to the side, chrome heated towel rail

Outside

- The **front garden** is laid to lawn with shrub border with a private driveway providing parking for 2/3 vehicles and a single garage with up and over door and rear access to the garden
- **Rear garden** (70' x 30') extremely private westerly aspect with a selection of mature shrubs and borders to a greenhouse, an exterior water tap, level lawn and additional side space

COUNCIL TAX BAND: D

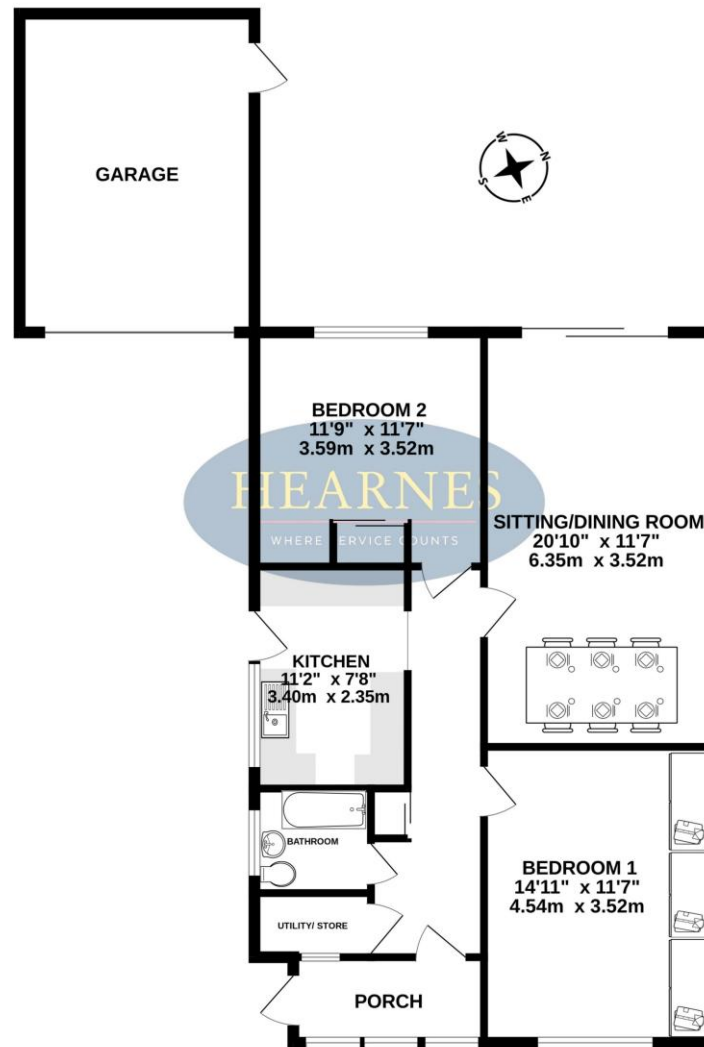
EPC RATING: D

“A well proportioned detached bungalow No forward chain situated in a small secluded cul-de-sac only 1 mile from Ferndown town centre”



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.

GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

