

Martins Drive

Ferndown, Dorset BH22 9SQ





“A recently modernised and substantially enlarged bungalow with a secluded, west facing garden occupying a plot approaching 1/5 of an acre”

FREEHOLD PRICE £650,000

This recently modernised and substantially enlarged three/quarter bedroom, one shower room, one bathroom detached bungalow has a 60ft secluded, west facing rear garden, single garage and driveway.

This 1,766 sq ft bungalow has recently undergone an extensive programme of modernisation along with a substantial extension which has created a fantastic 22ft x 20ft open plan kitchen/dining/family room which has full width, bi-fold doors opening out into the private rear garden along with a fourth bedroom/reception room and extremely spacious utility room. All building works have been carried out by a professional builder and to the latest building regulations along with certification. The property is now also offered with no onward chain.

- **This substantially enlarged and recently modernised three/quarter bedroom detached bungalow has a west facing secluded garden on a plot approaching 1/5 of an acre**
- **20ft x 15ft Impressive entrance hall** with double storage cupboard and a cupboard housing a wall mounted gas fired Worcester boiler
- **19ft Dual aspect lounge** with feature fireplace
- **22ft x 22ft 4in Stunning open plan kitchen/dining/family room**
- **The kitchen area** has been beautifully finished with extensive, slimline, contemporary marble effect worktops with matching upstands and attractive tiled splashbacks with an excellent range of integrated appliances to include oven, hob, extractor, dishwasher, fridge and freezer all unused with guarantees
- **The dining area** has ample space for a 6 seater dining table and chairs, whilst the family area is flooded with lots of natural light and has full width bi-fold doors opening to offer uninterrupted views over the secluded west facing rear garden
- **Extremely spacious utility room** with excellent range of base and wall units, sink unit, roll top worksurfaces, recess and plumbing for washing machine and double glazed door leading out into the rear garden
- **Snug/bedroom four** which could be used as a double bedroom, or would make an ideal home office
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes with cupboards above and fitted drawer storage
- **Spacious en-suite bathroom/shower room** 8ft 8in x 7ft 2in incorporating a good size shower cubicle, panelled bath, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes with cupboards above
- **Bedroom three** is also a generous size double bedroom
- **Family shower room** finished in a white suite incorporating a good size shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls

COUNCIL TAX BAND: E

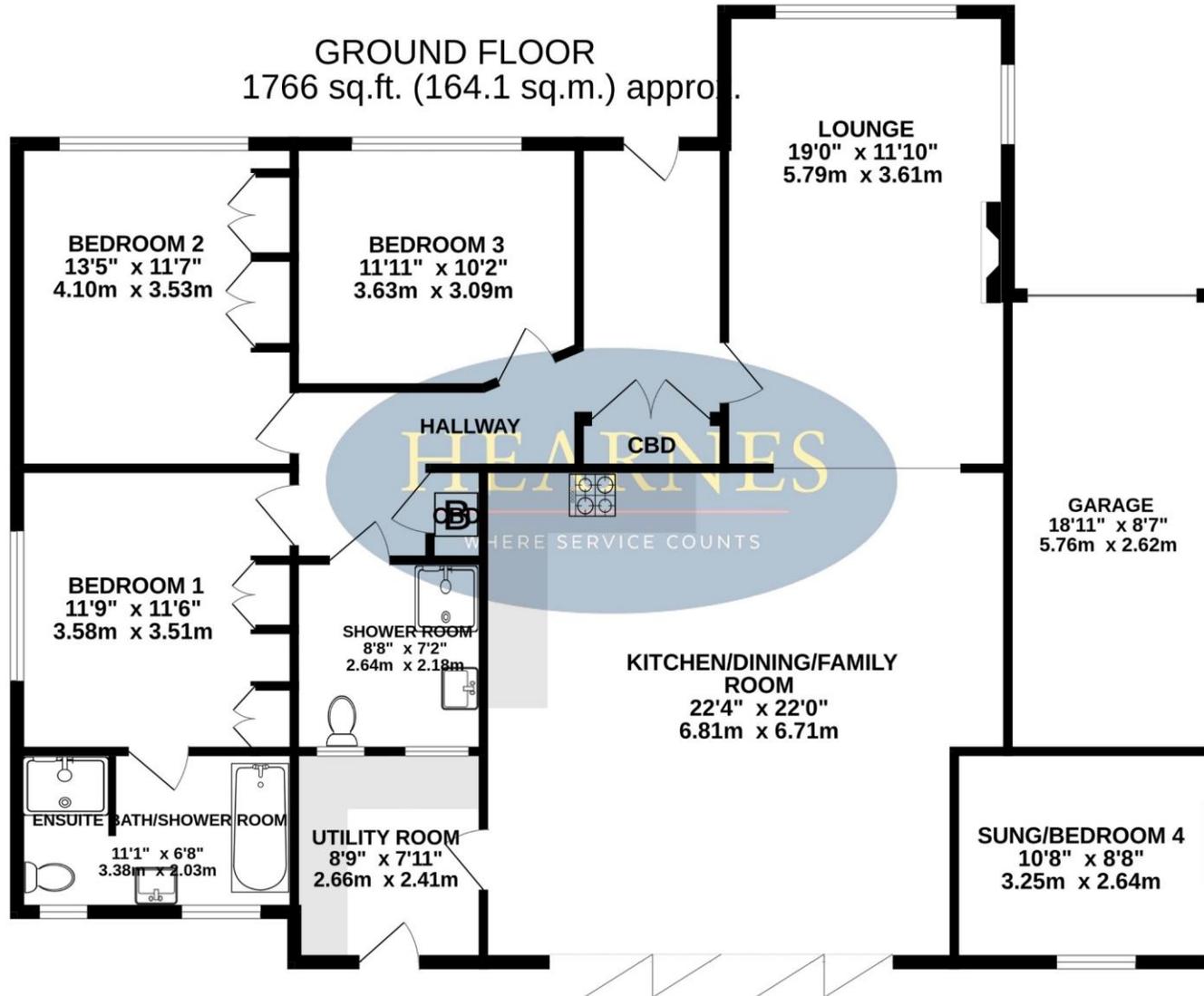
EPC RATING: C







GROUND FLOOR
1766 sq.ft. (164.1 sq.m.) approx.



TOTAL FLOOR AREA : 1766 sq.ft. (164.1 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

- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 60ft x 45ft
- Adjoining the rear of the property there is a **recently laid large paved patio** with a side path leading down to a side gate. The remainder of the garden is predominantly laid to lawn. Also within the garden there are two mature apple trees and a magnolia tree creating attractive features within this fantastic and secluded garden
- **A front driveway** provides generous off road parking with a good size area of front garden and single garage
- **Single garage** with metal up and over door
- **Further benefits include** double glazing, gas fired heating system and the property now comes to the market offered with no onward chain

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



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