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**Dorset Avenue  
Ferndown, Dorset, BH22 8HP**



# FREEHOLD PRICE

## £475,000

***“A generous size bungalow with a secluded south facing garden offered with no chain”***

This superbly positioned and well proportioned three bedroom detached bungalow has a secluded south facing rear garden, single garage and driveway providing generous off road parking whilst situated in a quiet, sought after and convenient location within Ferndown.

This light and spacious bungalow has a double glazed conservatory overlooking a secluded south facing garden. The bungalow does require some updating and now comes to the market now offered with no onward chain.

- **Three bedroom detached bungalow with a private south facing garden and no chain**
- **16ft Spacious entrance hall** with double coat cupboard and an airing cupboard
- **16ft Lounge** with double glazed picture window overlooking the private south facing rear garden and an exposed stone fireplace with a stone hearth creating an attractive focal point of the room
- **Dining room** has serving hatch through to the kitchen and sliding patio doors leading out to the conservatory
- **Conservatory** is fully double glazed and has double glazed French doors leading out onto the private south facing rear garden
- **The kitchen** incorporates roll top work surfaces, base and wall units, integrated oven, hob and extractor, integrated fridge, recess and plumbing for washing machine and a dishwasher, tiled splashback, wall mounted gas fired Worcester boiler, double glazed window to the side aspect, double glazed door leading out onto a side path
- **Bedroom one** is a good size double bedroom benefitting from fitted wardrobe with cupboards over the bed recess
- **Bedroom two** is also a good size double bedroom
- **Bedroom three** is a good size single bedroom with a fitted wardrobe
- **Bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Separate cloakroom** with WC and wall mounted wash hand basin
- **The rear garden** measures approximately 40ft x 30ft, faces a southerly aspect and offers an excellent degree of seclusion. The garden is stocked with many attractive and mature plants and shrubs. there is a lawned area which is bordered by well stocked flower beds. in the far corner of the garden there is a greenhouse. Also within the garden there is a timber shed and a side path leading down to a side gate
- **The front garden** has been landscaped for ease of maintenance and there are many attractive plants and shrubs. A block paved driveway provides generous off road parking and in turn leads up to a single garage
- **Single garage** has a metal up and over door
- **Further benefits include;** double glazing, a gas fired heating system with replacement boiler and the property now comes to the market offered with no onward chain

There is a small selection of amenities in Glenmoor Road approximately 300 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

**COUNCIL TAX BAND: D**

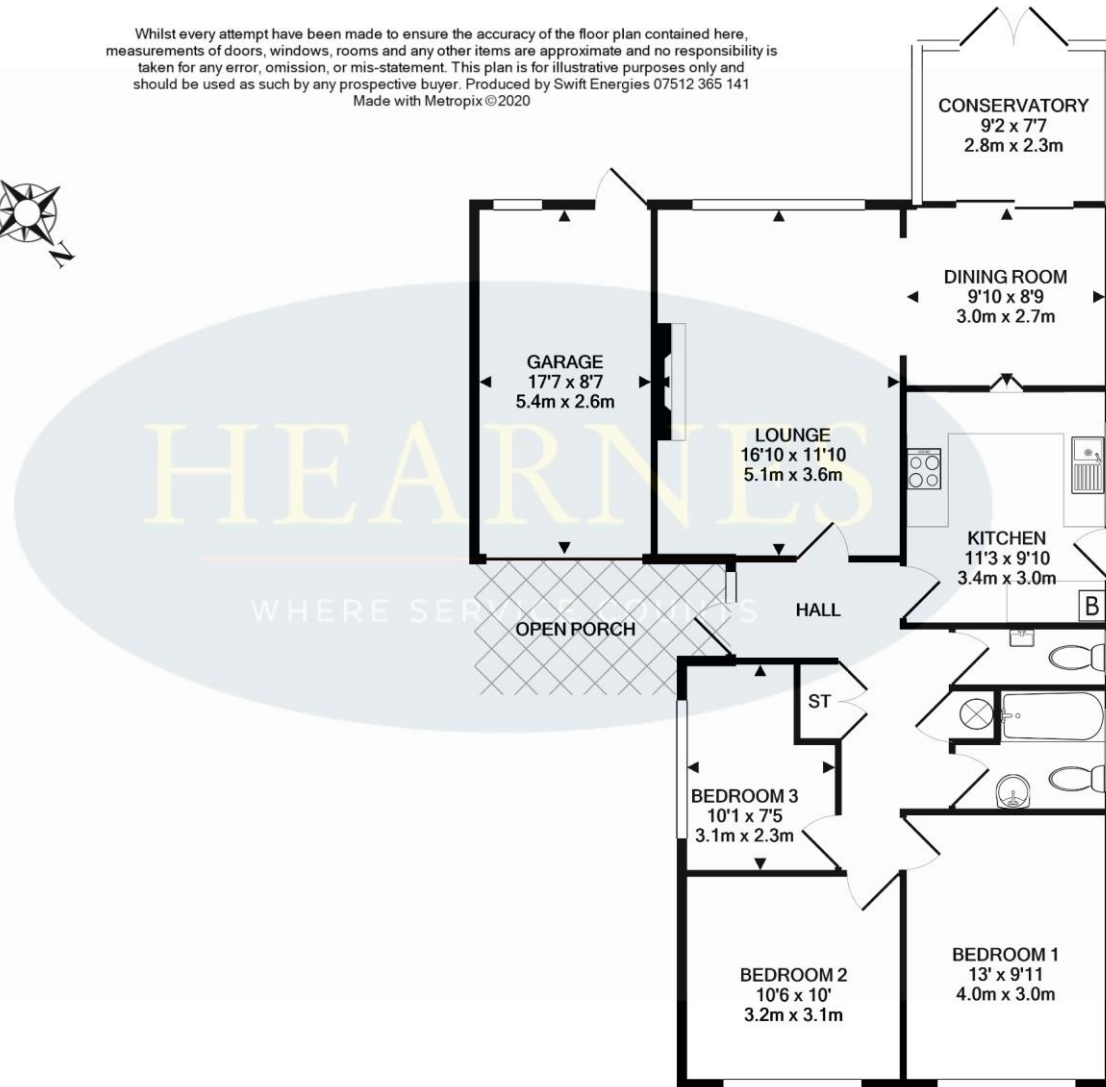
**EPC RATING: D**



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.

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.1 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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