



**Gleneagles Close  
Ferndown, Dorset, BH22 8DE**

# FREEHOLD

## GUIDE PRICE £450,000

***“Tucked away in a peaceful and sought after cul-de-sac location with a converted loft space”***

This generous sized, two double bedroom, one bathroom, one shower room, two reception room detached bungalow has a converted loft space, a private, west facing rear garden, detached single garage, car port and driveway providing generous off road parking, whilst tucked away in a sought after cul-de-sac location.

This light and deceptively spacious bungalow has accommodation arranged with the principal rooms overlooking a west facing rear garden. The property also now comes to the market offered with no onward chain.

- **A two double bedroom, two reception room detached bungalow with a converted loft space offered with no onward chain**
- **Entrance porch**
- Good size **entrance hall** with double airing cupboard housing a floor standing gas fired boiler and a loft hatch with pull-down ladder giving access to a large, **fully boarded loft space**
- Generous size **18ft lounge**. An attractive focal point of the room is an exposed stone fireplace with living flame, coal effect gas fire and double glazed sliding patio doors lead out into a private, west facing rear garden
- **Separate dining room** with double glazed window to the side aspect, double doors leading through into the lounge
- **Kitchen** incorporating roll top worksurfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine, space for fridge/freezer, cupboard housing a wall mounted gas fired boiler, double glazed window overlooking the private, west facing rear garden
- **Inner lobby** with door leading out onto a side driveway and further door leading through into the cloakroom
- **Cloakroom** incorporating a WC, pedestal wash hand basin, fully tiled walls
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Spacious en-suite bathroom/shower room** incorporating a panelled bath, separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes
- Good size **en-suite shower room** incorporating a separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- **The rear garden** measures approximately 25ft x 25ft, faces a westerly aspect. The garden has been landscaped for ease of maintenance. Adjoining the rear of the property there is a paved patio. The remainder of the garden is laid to gravel
- **A block paved side driveway** provides generous off road parking and leads down to a car port. The driveway, in turn, leads up to a detached, single garage
- **Detached single garage** has light and power, remote control up and over door and windows
- **Further benefits include** double glazing, replacement UPVC fascias and soffits, gas fired heating system and the property is offered with no onward chain

Ferndown town centre is located less than 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. There is also a small selection of amenities approximately 800 metres away.

**COUNCIL TAX BAND: E**

**EPC RATING: F**

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 FLOOR AREA : 1794 sq.ft. (166.7 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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