

# Golf Links Road

Ferndown, Dorset BH22 8DA



HEARNES

WHERE SERVICE COUNTS



***"A superbly positioned bungalow with a secluded, south facing garden, occupying a plot measuring in excess of ¼ of an acre with no chain"***

**FREEHOLD PRICE £950,000**

This rarely available and extremely spacious three double bedroom, one bathroom, one shower room, two reception room detached bungalow has a double glazed conservatory overlooking a generous size and secluded south facing rear garden, double garage and in and out driveway. Occupying a private plot measuring in excess of ¼ of an acre.

This superbly finished and executive style bungalow has been owned by the current owner for circa 20 years. The property is tucked away in a small, select development in arguably one of Ferndown's most sought after locations. The property also now comes to the market offered with no onward chain.

- **A three double bedroom detached bungalow with a secluded, south facing garden on a plot measuring 0.28 of an acre, offered with no onward chain.**
- **Impressive 20ft x 19ft reception hall** with coat cupboard, cupboard housing a wall mounted gas fired boiler and loft access
- **19ft Lounge**, an attractive focal point of the room is a stone fireplace with living flame, coal effect gas fire, sliding patio doors lead through into the conservatory, double doors leading through into the dining room
- **Conservatory**, fully double glazed with window blinds, a radiator and underfloor heating allows this room to be used all year round
- **Separate dining room** with double doors leading through into the reception hall and lounge
- **16ft Kitchen/breakfast room** beautifully finished with extensive granite worktops and an excellent range of integrated appliances to include double oven, gas hob with extractor hood above, dishwasher, fridge and freezer with attractive tiled splashbacks, space for table and chairs, tiled floor and a double glazed window overlooking the front garden
- **Utility room** with roll top worksurfaces, base and wall units, recess and plumbing for washing machine, tiled floor and a double glazed door leading out into the garden with an internal door leading through into the double garage
- **Bedroom one** is a 16ft double bedroom benefitting from an excellent range of fitted wardrobes
- **Spacious en-suite shower room** finished in a white suite incorporating a good size shower cubicle, WC with concealed cistern, was hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom and benefitting from an excellent range of fitted wardrobes
- **Bedroom three** is also a generous sized double bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring

**COUNCIL TAX BAND: G**

**EPC RATING: C**







AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## Outside

- **The rear garden** has a maximum overall measurement of 120ft x 70ft, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio** with electrically operated 'pull out' sun canopy. Adjoining the patio there is a rockery with attractive plants and shrubs which continue to join a lawned area. The lawn continues down to a **summerhouse** and further paved seating areas. The **summerhouse** has light and power. Also within the garden there are two **additional timber storage sheds**, both with light and power. The garden itself is a superb feature of the property, is fully enclosed by fencing and must be seen to be fully appreciated
- **Two sets of electrically operated wrought iron gates open onto an in and out driveway** which provides generous off road parking, and in turn leads up to a double garage
- **Double garage** has a remote control up and over door, light and power, rear personal door and an internal door leading through to into the utility room
- **Further benefits include**; double glazing, security alarm, a 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 less than 1 mile away. Ferndown also has a Championship Golf Course on Golf Links Road, the clubhouse of the golf course is located approximately 600 metres away.



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