



Ashridge Gardens,  
Northbourne, Dorset, BH10 6DB

# FREEHOLD GUIDE PRICE

## £415,000

*“A conveniently located bungalow with a private south facing garden in a cul-de-sac location”*

This superbly positioned and immaculately presented three bedroom detached bungalow has a private south facing rear garden, large detached single garage and driveway providing generous off road parking.

The property is tucked away in a peaceful yet convenient cul-de-sac location situated approximately 800 metres from the local amenities.

- **Three bedroom detached bungalow with a south facing garden**
- Spacious 14' x 13' **entrance hall**
- 16' Dual aspect **lounge** with a living flame coal effect gas fire creating an attractive focal point of the room, large picture window overlooking the front garden
- **Kitchen** incorporating ample rolltop work surfaces and breakfast bar, good range of base and wall units, recess for an American style fridge freezer, recess and plumbing for dishwasher, recess for cooker with extractor canopy above, attractive tiled splashbacks, tiled floor
- **Conservatory** has a tiled floor, radiator allowing for this room to be used all year round, space and plumbing for washing machine, double glazed door leading out into the rear garden, further double glazed door leading out to the side driveway
- **Bedroom one** is a good sized double bedroom with a view to the front aspect
- **Bedroom two** is also a double bedroom with a view to the rear aspect
- **Bedroom three** is a single bedroom with a view to the rear aspect
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, pedestal wash hand basin, WC, partly tiled walls and tiled floor
- The **rear garden** measures approximately 35' x 25', faces a southerly aspect and offers an excellent degree of seclusion. The garden has been landscaped to incorporate a large Indian sandstone paved patio as well as a lawned area and well stocked flower beds. The garden itself is fully enclosed
- There is a good sized area of **front garden** with many attractive plants and shrubs. A **side driveway** leads up to double wooden gates. Double wooden gates open to give vehicle access to the detached single garage providing additional off road parking
- Detached single **garage** has a metal up and over door, side door, window, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system. The property also has solar panels which are on a lease contract

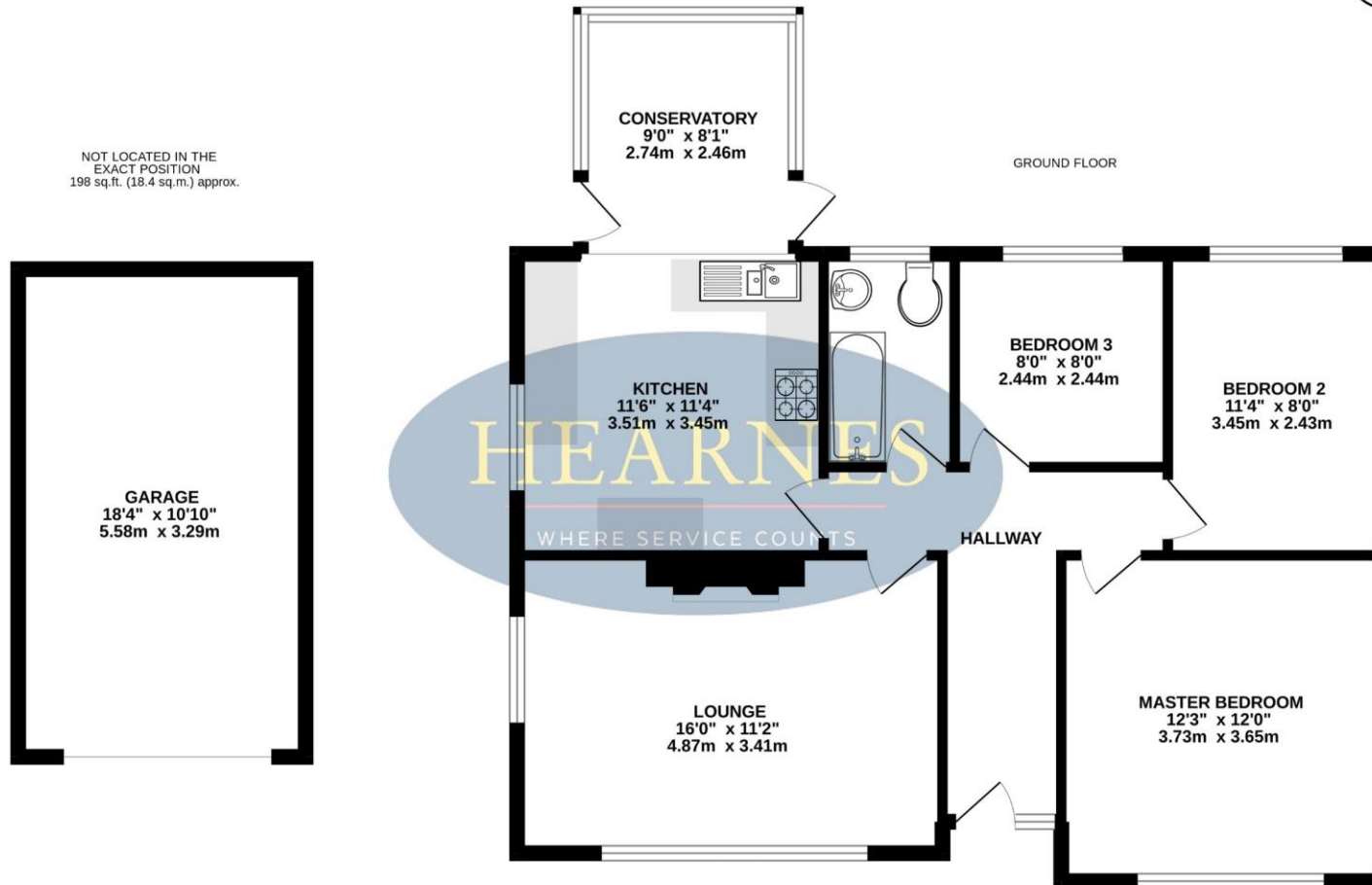
Kinson offers an excellent selection of day to day amenities. Ferndown town centre is located approximately 3.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**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 FLOOR AREA : 808sq.ft. (75.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

