

Ameysford Road

Ferndown, Dorset BH22 9PY



HEARNES

WHERE SERVICE COUNTS



“Impressive modernised detached bungalow located at the head of a private road on a secluded plot of 1/5 of an acre with detached double garage”

FREEHOLD PRICE £625,000

A wonderful detached bungalow providing three double bedrooms, spacious living room, separate dining room, conservatory, stylish bathroom, separate dining room, conservatory, stylish bathroom and refitted contemporary kitchen.

The property occupies a unique position at the end of a private lane (100 metres) off of Ameysford Road providing an extremely secluded and convenient setting only one mile from Ferndown’s town centre shops and 100 yards from a local convenience store and regular bus routes to both Wimborne and Ringwood.

This beautifully presented accommodation comprises three double bedrooms served by a luxury refitted main shower room with double width cubicle and acrylic backdrop, (there is also a WC and plumbing in Bedroom two), a spacious dual aspect living room separate reception/dining room to a double glazed conservatory and a stylish refitted kitchen.

Other benefits include modern gas central heating and boiler system, double glazing, convenient entrance porch, substantial detached double garage with pitched roof and timber double gates to an impressive driveway with parking for several vehicles and safe storage of a motorhome.

- **Entrance porch**
- **Inner hallway** with door to airing cupboard
- **Dining room** with double glazed sliding patio doors to the conservatory and twin doors to the lounge
- **Lounge** measuring 22ft 8in x 14ft 1in with double glazed windows to both front and rear aspects, air conditioning unit
- **Kitchen** fitted in a stylish range of wall and floor mounted units with soft close drawers, integrated Bosch double oven, inset induction hob and extractor, one and a half bowl sink unit with double glazed window above, plumbing for washing machine, dishwasher, dryer and fridge/freezer
- **Conservatory** with triple aspect double glazed windows and French doors making full use of views across the rear garden
- **Bedroom one** has a double glazed window to the rear aspect, full width fitted wardrobes with sliding mirror fronted doors, air conditioning unit
- **Bedroom two** has a double glazed window to the front aspect, wardrobe with sliding doors (partly set up as a WC with plumbing)
- **Bedroom three** has a double glazed window to the rear aspect
- **Shower room** refitted in a modern suite incorporating grey and white dual width walk-in cubicle with glazed screen and contemporary acrylic splashback, vanity unit with inset wash hand basin and WC, double glazed window

COUNCIL TAX BAND: E

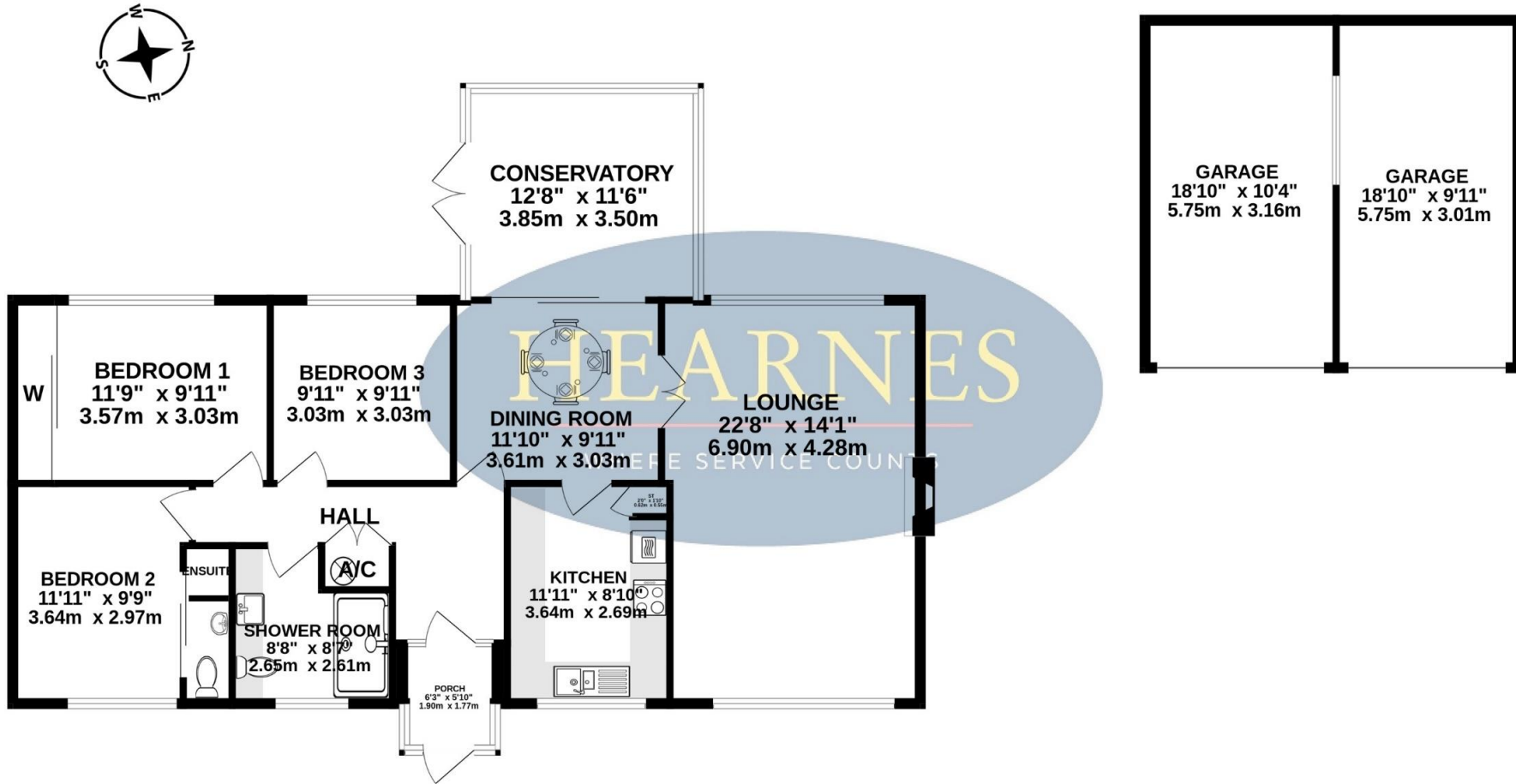
EPC RATING: C





GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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 offers an excellent degree of seclusion, faces a westerly aspect and has a maximum overall measurement of 120ft x 45ft. A large well-kept lawned area continues round three sides of the bungalow. Adjacent to the rear of the property there is a block paved patio area. Within the garden there are many attractive plants and shrubs as well as a **summer house** measuring 13ft 8in x 9ft 6in which has light and power, this could be used as a home office or hobby room.
- **There are side gates** are located on both sides of the property which give access round to the front garden and the front driveway.
- **The front driveway** is accessed through double wooden five bar gates with space for several vehicles including safe storage of a motor home leading to the double garage and a section of garden with raised beds and lawn enclosed by timber fencing with concrete posts
- **Twin garages**; Garage 1 measuring 18ft 10in x 9ft 11in, Garage 2 measuring 18ft 10in x 10ft 4in

Ferndown's town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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