

Willow Way

Ferndown, Dorset BH22 9SR





“A deceptively spacious bungalow with an 80ft secluded south facing garden on a plot measuring 1/5th of an acre”

FREEHOLD PRICE £590,000

A generous sized and immaculately presented three double bedroom, two shower room, two reception room detached bungalow with a private, south facing 80ft rear garden, single garage, car port and driveway providing generous off road parking, sitting proudly on a plot measuring 1/5th of an acre.

This light and deceptively spacious bungalow is offered in immaculate condition. The principle rooms enjoy a pleasant outlook over the private, south facing rear garden. The bungalow enjoys a peaceful yet sought after cul-de-sac location.

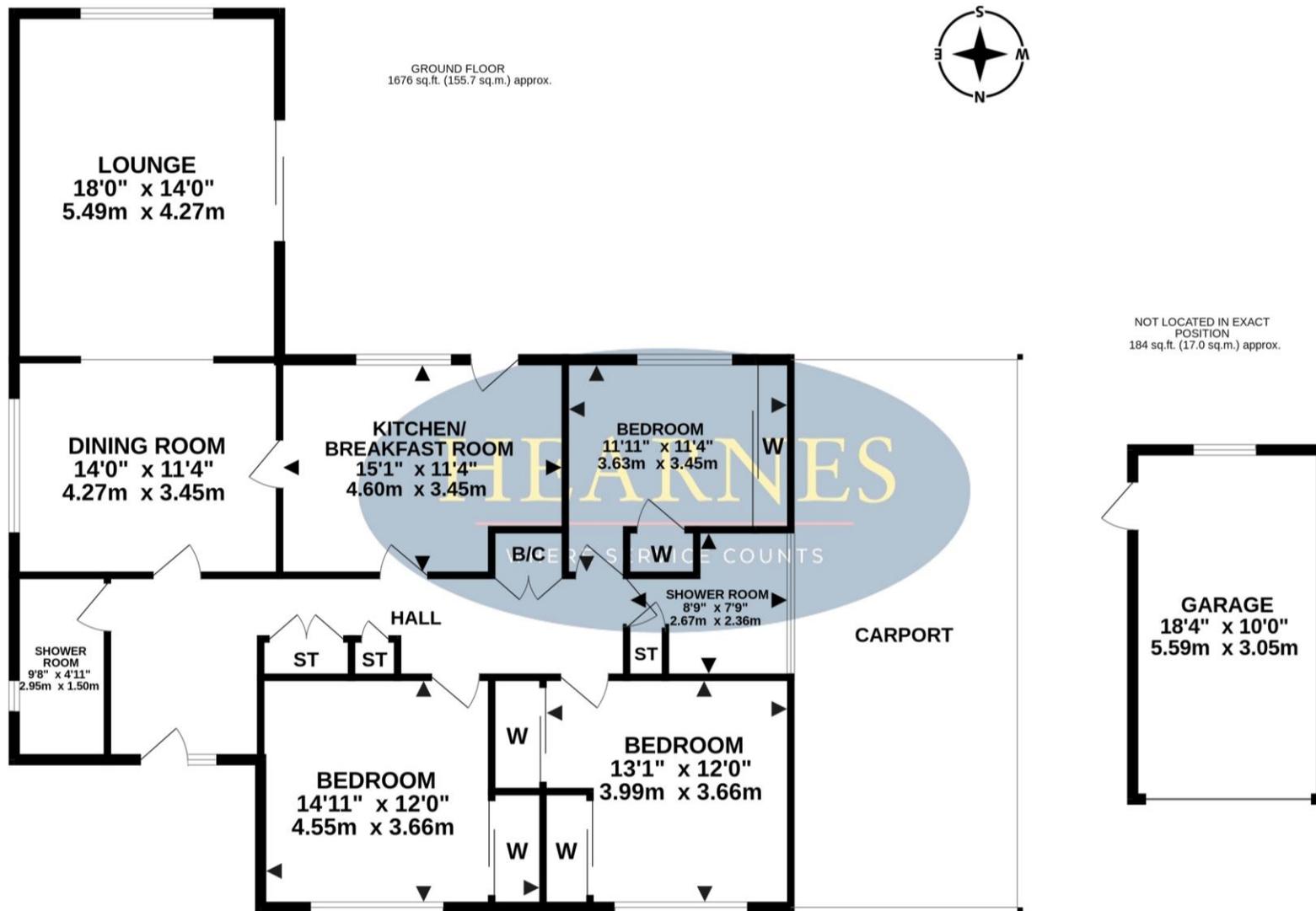
- **A 1,800 sq ft three double bedroom detached bungalow with an 80ft private south facing rear garden on a plot measuring 0.2 of an acre**
- **24ft Spacious entrance hall** with double coat cupboard, storage cupboard and a double airing cupboard housing a wall mounted replacement Vailant boiler. There is a loft hatch giving access to an extremely large loft space which provides a fantastic and easily accessible storage area
- **Shower room** finished in a modern white suite incorporating a corner shower cubicle, pedestal wash hand basin, WC, tiled floor and partly tiled walls
- **Kitchen/breakfast room** incorporates ample roll top worksurfaces with a good range of base and wall units with underlighting and integrated Bosch double oven, microwave, gas hob with extractor canopy above, recess and plumbing for washing machine and dishwasher, stainless steel one and a half bowl sink unit and drainer, integrated fridge and freezer, attractive tiled splashbacks, ample space for breakfast table and chairs, double glazed window overlooking the rear garden and a double glazed door leading out onto the patio area
- **Good size separate dining room** with archway through into the lounge
- **18ft Dual aspect lounge** which is a light and spacious reception room. An attractive focal point of the room is a living flame coal effect gas fire. A large picture window offers a pleasant outlook over the private, south facing rear garden. Double glazed sliding patio doors open out onto the patio area
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom two** is also a generous size double bedroom with fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom three** is a large single bedroom also with a fitted wardrobe with mirrored sliding doors and an additional built in wardrobe
- **Family shower room** refitted in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, contemporary wash hand basin with vanity storage beneath, fully tiled walls

COUNCIL TAX BAND: F

EPC RATING: D







GROUND FLOOR
1676 sq.ft. (155.7 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
184 sq.ft. (17.0 sq.m.) approx.

TOTAL FLOOR AREA : 1859 sq.ft. (172.7 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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Outside

- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 80ft x 55ft
- Adjoining the rear of the property there is a **large paved patio** with a side gate opening onto the side driveway and car port and a side door into the garage
- Adjoining the patio there are **two lawned areas** and steps which lead up onto a **higher level area** of lawn which is well kept and surrounded by well stocked flower beds. The garden is stocked with many attractive plants and shrubs and is fully enclosed by mature shrubs and fencing
- There is a good size area of front lawn surrounded by well stocked flower beds
- **A side driveway** provides generous off road parking for several vehicles and in turn leads up to a large car port and in turn leads up to a detached single garage
- **Detached single garage** has light, power and a water supply, a metal up and over door, a side personal door
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, a gas fired heating system with replacement Vailant boiler and security alarm

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



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