Victoria Gardens

Ferndown, Dorset BH22 9JH

HEARNES

WHERE SERVICE COUNTS

"A recently modernised bungalow in a cul-de-sac location conveniently located approximately 650 metres from Ferndown's town centre"

FREEHOLD PRICE £550,000

This beautifully finished and conveniently located three bedroom, one bathroom detached bungalow has a 4.5 sq ft enclosed rear garden, single garage, car port and driveway providing generous off road parking.

The current owners have managed to create a luxuriously appointed bungalow which is superbly positioned in a sought after town centre location.

- **Recently modernised three bedroom detached bungalow in a sought after town centre location**

- **13ft Spacious reception hall** with double doors opening through into the lounge/dining room. Cupboard housing the wall mounted gas fired Worcester boiler
- **20ft x 18ft L-shaped lounge/dining room** which has two double glazed windows overlooking the front garden
- **Lounge area** has a living flame log effect contemporary electric fire with limestone surround
- **Dining area** with ample space for dining table and chairs
- **14ft Kitchen/breakfast room** has been beautifully finished with extensive granite worktops with matching upstands with an excellent range of kitchen appliances to include; Neff hob with Neff extractor above, Neff oven and a combination oven, fridge and freezer and a washing machine with ample space for breakfast table and chairs, double glazed window to the side aspect and a double glazed door leading out into the rear garden
- **Bedroom one** is a generous size double bedroom benefitting from floor to ceiling wardrobes with mirror sliding doors and enjoying a view over the rear garden
- **Bedroom two** is also a generous size double bedroom with fitted floor to ceiling wardrobes with mirror sliding doors and also enjoying a view over the rear garden
- **Bedroom three** is a generous sized single bedroom with a double glazed window to the side aspect
- Luxuriously appointed and spacious **shower room** incorporating a good size corner shower cubicle, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, vanity unit and polished porcelain tiled walls and flooring

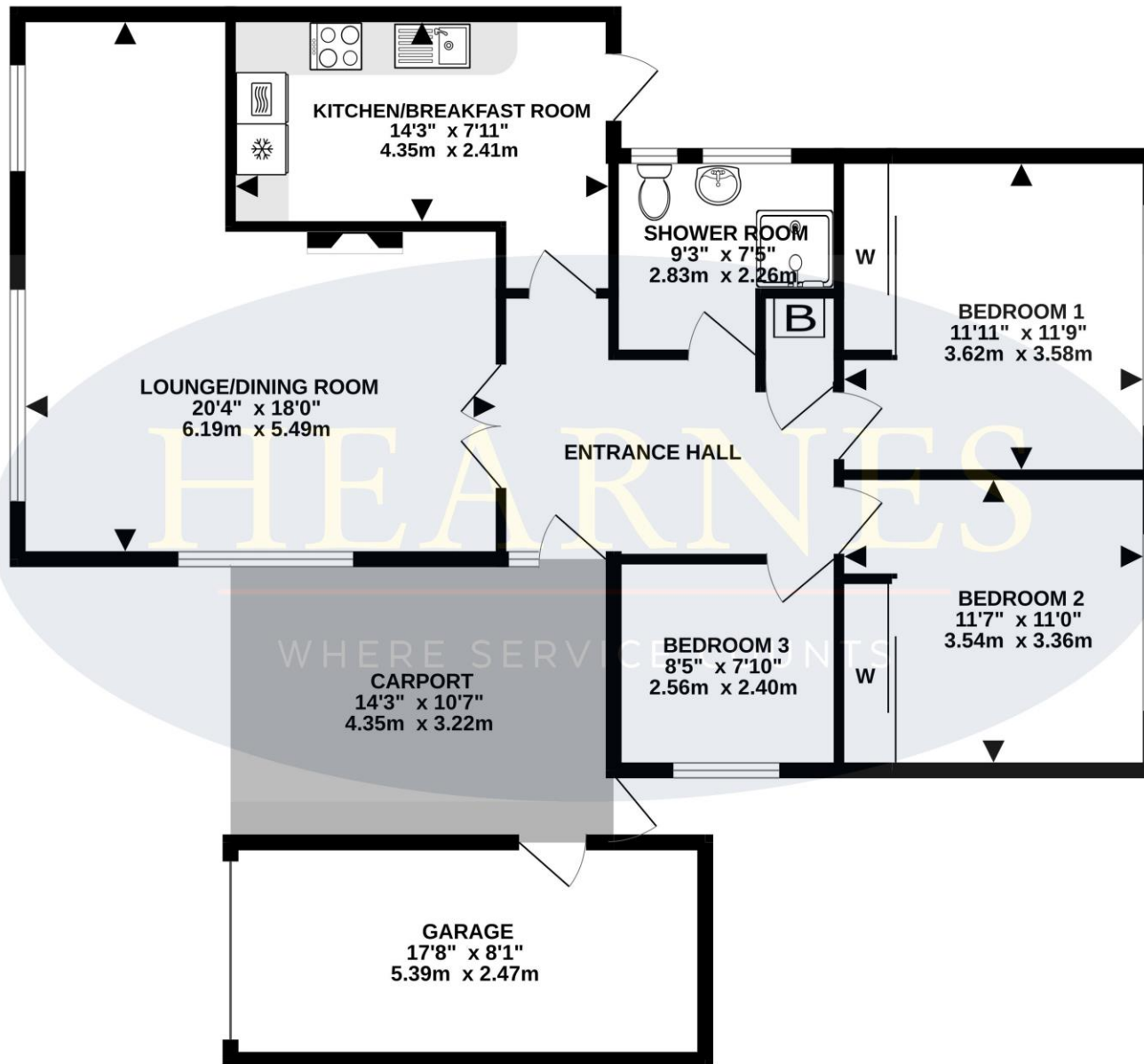**COUNCIL TAX BAND: E   EPC RATING: D**

TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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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KITCHEN/BREAKFAST ROOM
14'3" x 7'11"
4.35m x 2.41m

SHOWER ROOM
9'3" x 7'5"
2.83m x 2.26m

BEDROOM 1
11'11" x 11'9"
3.62m x 3.58m

LOUNGE/DINING ROOM
20'4" x 18'0"
6.19m x 5.49m

B

ENTRANCE HALL

BEDROOM 2
11'7" x 11'0"
3.54m x 3.36m

BEDROOM 3
8'5" x 7'10"
2.56m x 2.40m

CARPORT
14'3" x 10'7"
4.35m x 3.22m

GARAGE
17'8" x 8'1"
5.39m x 2.47m

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Outside

- **The rear garden** is a superb feature of the property as it offers a good degree of seclusion and measures approximately 45ft x 45ft
- Adjoining the rear of the property there is a recently laid, large Indian sandstone paved patio which also continues around both side of the bungalow. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a greenhouse. The garden itself is fully enclosed by fencing
- A **front block paved driveway** provides generous off road parking and in turn leads up to a single garage and car port
- **Single garage** has a metal up and over door, light and power, double glazed window and a side personal door. Space and outlet for a tumble dryer
- **Further benefits include**; double glazing, replacement UPVC fascias & soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Marks & Spencer's Simply Food hall is located less than 1 mile away. Ferndown's town centre is located approximately 650 metres away.