

# Serenity, Beaufoys Avenue

Ferndown, Dorset BH22 9RQ



**HEARNES**

WHERE SERVICE COUNTS







***“A superbly positioned 1,500 sq ft bungalow situated in a ‘no through road’ and less than half a mile from the town centre”***

**FREEHOLD OFFERS OVER £575,000**

This generous sized and conveniently located three double bedroom, one bathroom, one shower room, two reception room detached bungalow has a double glazed conservatory overlooking a generous sized and secluded rear garden with a double garage and driveway.

Serenity is a light and spacious 1,800 sq ft bungalow which is superbly positioned in a no through, sought after, tree lined road whilst conveniently located less than half a mile from Ferndown’s town centre. The property now comes to the market offered with no onward chain.

- **1,800 sq ft Three double bedroom detached bungalow offered with no onward chain**
- **Entrance porch**
- **17ft Spacious entrance hall** with a double coat cupboard, double linen cupboard and double airing cupboard and an internal door leading through into the double garage
- Light and spacious **19ft dual aspect lounge** with double glazed sliding patio door leading out onto a front patio area. An attractive focal point of the room is an exposed brick fireplace with fitted shelving and inset living flame coal effect gas fire. Archway leading through into the dining room
- **Dining room** with a double glazed window to the side aspect and double glazed sliding patio doors leading out into the conservatory
- **14ft Kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, low level breakfast bar, integrated Bosch double oven, Electrolux five ring gas hob with extractor canopy above, recess and plumbing for dishwasher, recess for fridge/freezer, fully tiled walls, double glazed window overlooking the rear garden and a double glazed door leading out into the conservatory
- **18ft Conservatory** is fully double glazed with double glazed French doors leading out into the rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from excellent range of fitted bedroom furniture including wardrobes, dressing table, shelving and cupboard storage
- Generous sized and refitted **wet room** incorporating a good size shower area, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous size double bedroom benefitting from two fitted wardrobes
- **Bedroom three** is again a double bedroom benefitting from a fitted double wardrobe
- **Family bathroom** recently refitted and finished in a stylish white suite incorporating a good sized shower/bath with mixer taps and separate shower attachment, wash hand basin with vanity storage beneath, WC

**COUNCIL TAX BAND: F**

**EPC RATING: D**



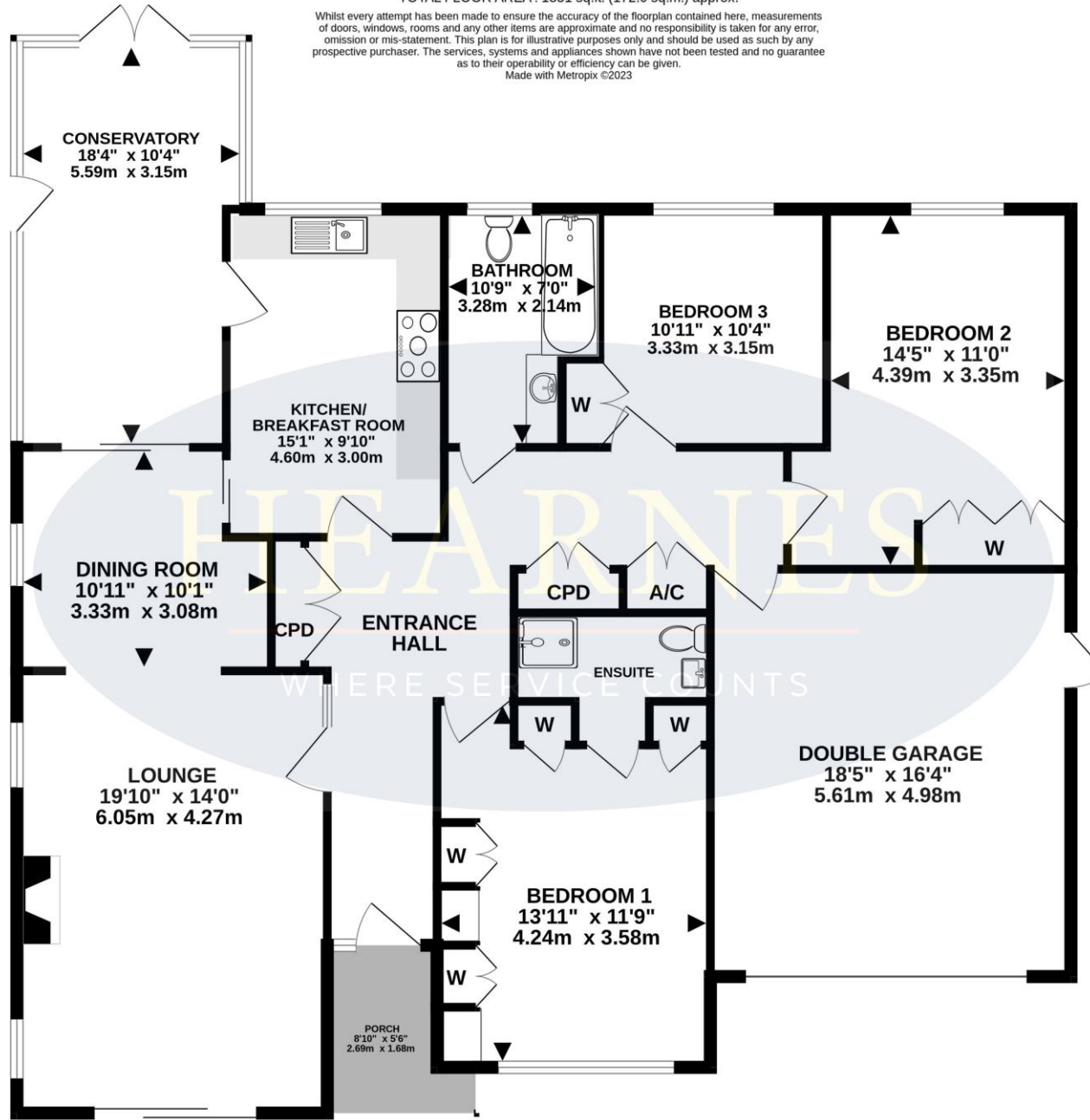






TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.

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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes 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** is a superb feature of the property as it has been landscaped for ease of maintenance, offers a good degree of seclusion and has a maximum overall measurement of 65ft x 65ft. the garden incorporates large areas of paved patio, a pond with water feature, well stocked flower beds, a side path which leads round to a side gate. At the far end of the garden steps lead up onto a further area of private garden where there is a greenhouse
- There is a side entrance on both sides of the bungalow with wrought iron gates
- There is a good size area of **front garden** and a front driveway providing generous off road parking which in turn leads up to a double garage
- **Double garage** has a remote control up and over door, light and power, storage units, a side door, space and plumbing for washing machine, wall mounted gas fired boiler and internal door leading through into the property
- **Further benefits include** double glazing, and a gas fired heating system. The property also comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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