

# Lynwood Close

Ferndown, Dorset BH22 9TD



**HEARNES**

WHERE SERVICE COUNTS



***“A well proportioned detached bungalow set within a private, mature plot only 1 mile from Ferndown town centre with a double garage”***

**FREEHOLD PRICE £600,000**

This attractive red brick well maintained detached bungalow offers three double bedrooms, en-suite and family bathroom, living and dining areas, substantial conservatory, fitted kitchen/breakfast room and separate utility.

Positioned in a quiet location and set on a private, mature plot only 1 mile from Ferndown’s town centre.

- **Attractive three bedroom detached bungalow conveniently located sitting on a mature plot with a conservatory and garage**
- **L-shaped entrance hall** with access to loft and fitted storage cupboards
- Fitted **kitchen** comprising range of base and wall units, breakfast bar, integrated oven and gas hob, double glazed window overlooking the rear garden
- **Utility room** with further units and worktops, plumbing for appliances, wall mounted gas boiler, double glazed door to the rear garden
- **Living room** with double glazed window to the front aspect, brick mock fireplace open plan to the dining room with sliding double glazed patio doors leading into the conservatory
- **Dining area** with ample space for dining table and chairs and double glazed sliding patio doors giving access into the conservatory
- Approximately 17ft x 10ft **conservatory** is a substantial double glazed room overlooking the rear garden with opaque polycarbonate roof and doors to the patio
- **Bedroom one** is a well proportioned double bedroom with wardrobes with mirror fronted sliding doors and double glazed window to the front aspect, door to en-suite shower room
- **En-suite shower room** fitted in a modern white suite comprising corner shower unit, wash hand basin, WC, tiled walls and double glazed opaque window to the side
- **Bedroom two** has fitted wardrobe with mirror fronted sliding doors
- **Bedroom three** has fitted wardrobe with mirror fronted sliding doors
- **Bathroom** fitted in a modern white suite comprising panelled bath with mixer taps, pedestal wash hand basin, WC, fully tiled walls and double glazed opaque window

**COUNCIL TAX BAND: E**

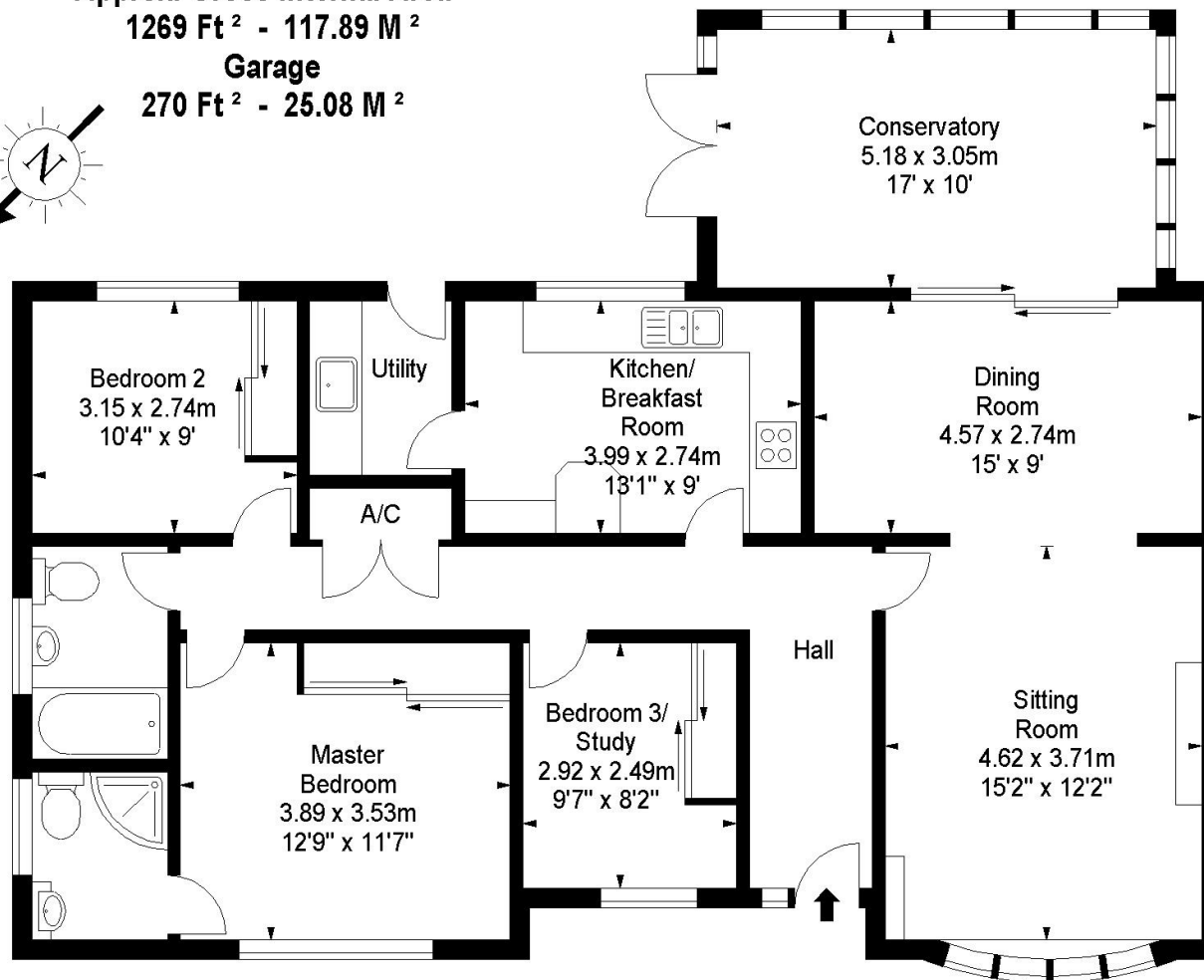
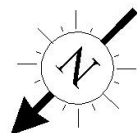
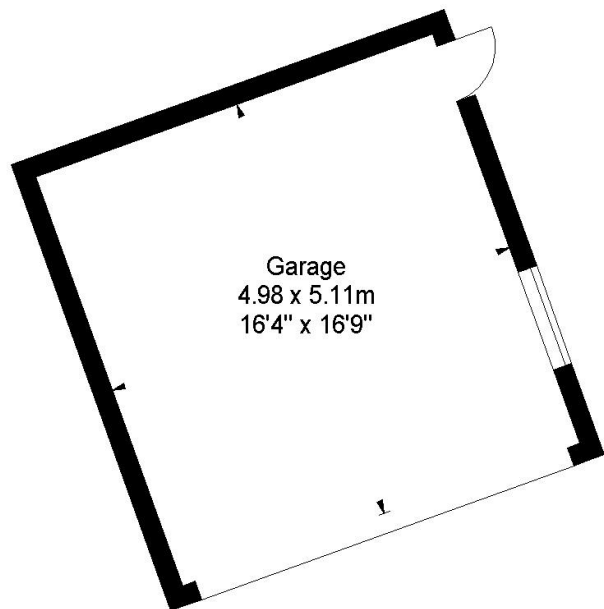
**EPC RATING: D**





**Lynwood Close,  
Ferndown, BH22 9TD**  
Approx. Gross Internal Area \*  
1269 Ft<sup>2</sup> - 117.89 M<sup>2</sup>

**Garage**  
270 Ft<sup>2</sup> - 25.08 M<sup>2</sup>



**For illustrative purposes only. Not to scale**

Copyright 2010 Total Property Marketing  
Telephone: 0845 838 7238





## Outside

- The **rear garden** is a particular feature of the property as it has a level lawn and offers an excellent degree of seclusion enclosed by panel fencing and mature hedging
- **Driveway** with parking for several vehicles to a detached double garage
- **Detached double garage** with up and over door, power & lighting, personal door and opaque double glazed window and is set back from the road providing excellent privacy
- The **front garden** has a level lawn with pathway to the rear garden
- **Further benefits include:** double glazing, gas central heating and large loft space

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



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne