



**Ameysford Road,
Ferndown, BH22 9PY**

FREEHOLD PRICE £450,000

“Well presented detached bungalow with southerly aspect garden, garage and offered with no onward chain ”

This extremely well appointed detached bungalow provides three bedrooms, all with fitted wardrobes served by a modern bathroom with separate 1.5 size shower cubicle, spacious dual aspect living room, separate reception/dining room with double glazed sliding patio doors to the rear garden and a modern fitted kitchen. Other benefits include a converted loft room, ideal as a hobbies room accessed via a pull down ladder, gas central heating, double glazing, convenient storm porch, large separate cloakroom and a resin driveway providing parking for several vehicles with newly installed timber gates to a further driveway and detached garage leading to the delightful low maintenance southerly aspect rear garden and patio.

The property is located within 200 yards of a local convenience store and regular bus routes to Ferndown located approximately 1.5 miles away.

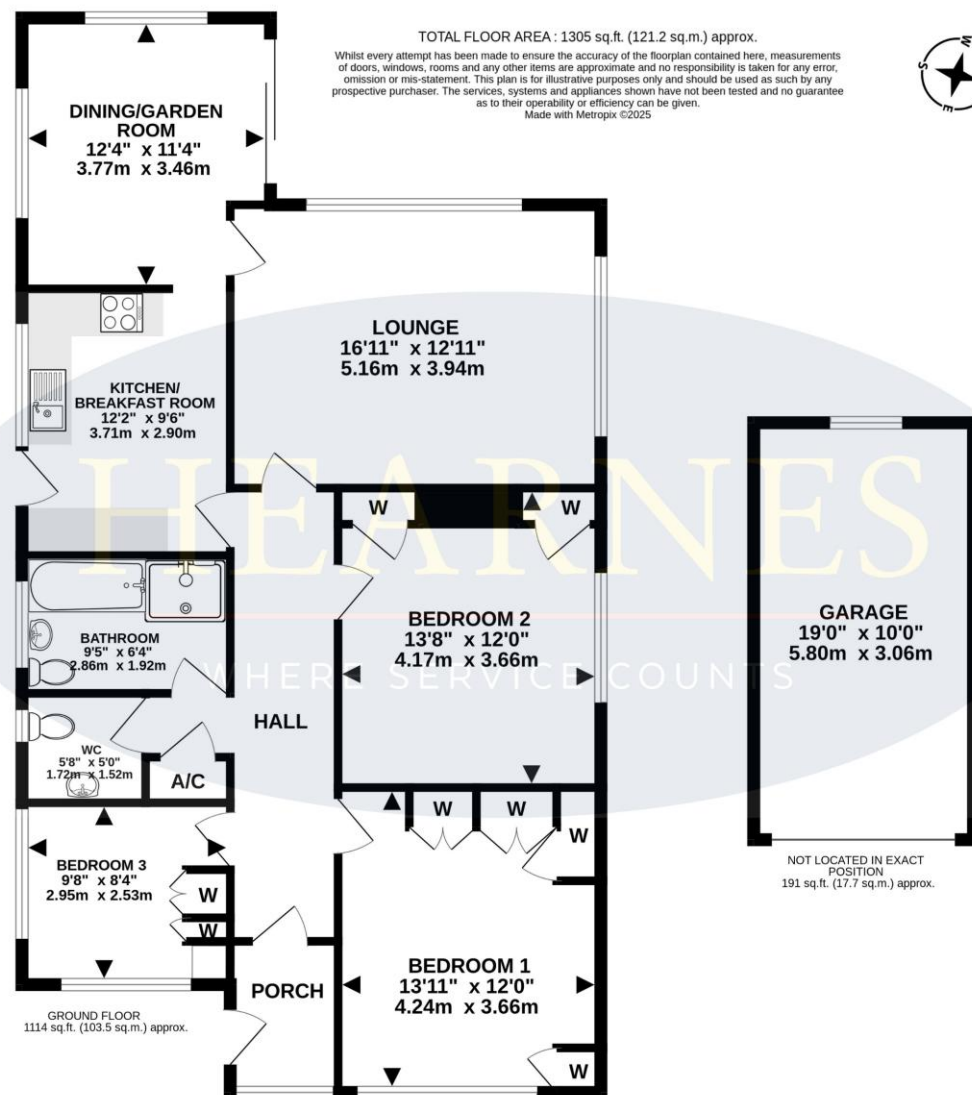
- Step up to secure double glazed leaded front door with immediate access to the convenient storm porch and further door to the entrance hall
- **Entrance hall** with door to cupboard and hatch to converted loft with pull down ladder giving access to a separate hobbies room within the loft space, velux window and storage cupboard into the eaves providing access to the gas combination boiler
- Dual aspect **lounge** with an opaque double glazed window to the side aspect and double glazed window to the rear aspect overlooking the rear garden, door leading through into:
- **Dining/garden room** is a triple aspect room with double glazed windows to the side and rear and double glazed sliding patio doors giving access to and overlooking the garden. Archway leads to the:
- Modern fitted **kitchen** comprising a range of base and wall mounted units with adjoining worktops, glazed cabinets, breakfast bar area, integrated oven with inset 4 ring gas hob and extractor hood above, tiled splashbacks, 1.5 bowl sink unit, chrome mixer tap, double glazed window, double glazed door giving access to the side driveway, space and plumbing for washing machine, wall mounted electric heater, tiled flooring, door to the hallway
- **Bedroom one** has a double glazed window to the front aspect, range of fitted wardrobes with double cupboards and space above the bed recess with further storage
- **Bedroom two** has a double glazed window to the side aspect and built in wardrobes
- **Bedroom three** is a dual aspect room with a double glazed opaque window to the side and double glazed window to the front aspect, range of fitted cupboards, shelving and drawers
- Modern **bathroom** with a matching white suite comprising panelled bath with mixer taps and shower attachment, raised wash hand basin, WC and additional 1.5 size fitted shower cubicle with chrome wall mounted shower head and shower door, opaque double glazed window to the side aspect
- Separate **cloakroom** with modern matching white suite comprising WC and wash hand basin, opaque double glazed window to the side aspect and heated towel rail
- The **front garden** has an attractive approach to the resin driveway providing parking for several vehicles with landscaped borders and double timber gates lead to further secure parking and garage
- **Garage** with up and over door, vaulted ceiling, integral power
- The low maintenance **rear garden** faces a southerly aspect and is mainly paved with secluded patio, raised borders and mature shrubs enclosed by panel fencing and well tended hedging

COUNCIL TAX BAND: E

EPC RATING: D



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



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