



HEARNES

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**Pickard Road,
Ferndown, BH22 8AX**

FREEHOLD PRICE

£425,000

“A modernised bungalow occupying a secluded plot which is approaching ¼ of an acre and offered with no forward chain”

This generous sized and modernised three bedroom detached bungalow has a double glazed conservatory/utility room, detached single garage, driveway providing generous off-road parking, 130' secluded and enclosed rear garden, whilst occupying a plot which is approaching ¼ of an acre.

This light and spacious bungalow has undergone a number of improvements. The property is tucked away in a popular and convenient location and now comes to the market offered with no forward chain.

- **A modernised three bedroom detached bungalow occupying a secluded plot measuring 0.22 of an acre**
- Good sized **entrance hall** with a cupboard housing a wall mounted gas fired Valiant boiler and a useful storage cupboard
- **Cloakroom** finished in a stylish white suite incorporating a WC, pedestal wash hand basin
- Generous sized **lounge** with a bay window overlooking the front garden. An attractive focal point of the room is a living flame electric log effect fire with stone surround
- Modern **kitchen** incorporating ample worktops, a good range of base and wall units, integrated induction hob with extractor canopy above, newly replaced Bosch oven with combination microwave above, slimline dishwasher, fridge and freezer, attractive tiled splash backs, loft hatch with pull down ladder, double glazed window overlooking the rear garden and a double glazed door leading out into the conservatory/utility room
- **Conservatory/utility room** is fully double glazed, double glazed door out into the garden and space and plumbing for a washing machine
- **Bedroom one** is a generous sized double bedroom with a bay window overlooking the front garden
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes with mirror sliding doors and a double glazed window overlooking the rear garden
- **Bedroom three** is currently used as a reception room and has a double glazed window to the side aspect
- **Shower room** incorporating a good sized shower cubicle, chrome raindrop shower head, separate shower attachment and a pedestal wash hand basin
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and measures approximately 130' x 50'. The garden itself is predominately laid to lawn. Within the garden there is a useful tool shed and a garden shed along with a greenhouse
- The **front garden** is also predominately laid to lawn with a path leading up to the side entrance into the property. Located on the opposite side of the property there is a **side driveway** which in turn leads up to a detached single garage
- Detached single **garage** has light and power, metal up and over door and a side personal door.
- **Further benefits** include double glazing, a gas fired heating system with replacement boiler. The property now comes to the market offered with no forward chain.

Sainsburys supermarket is located approximately 700 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: C

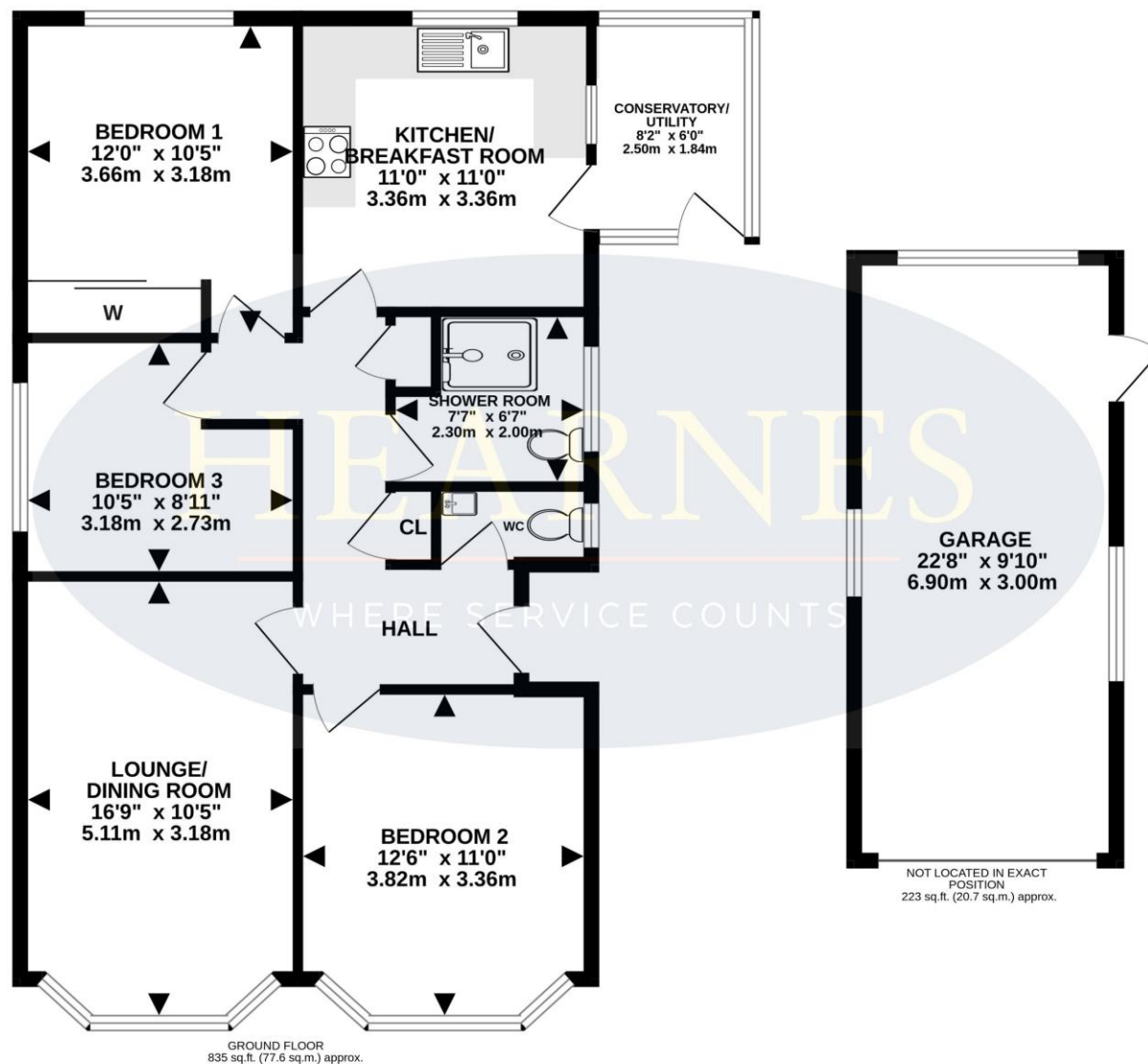
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TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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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