



HEARNES

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**Ameysford Road, Ferndown
Dorset, BH22 9QA**

FREEHOLD

GUIDE PRICE £450,000

This distinctive modern red brick detached bungalow comes to the market with no forward chain, set within well-proportioned front and rear gardens in a prime location only 1 mile from Ferndown town centre, with access to a local convenience store and regular bus routes to Wimborne and Ringwood.

The accommodation comprises three double bedrooms served by an en-suite shower room and family bathroom, a spacious dual aspect lounge with sliding doors to the front elevated patio and an L-shaped modern fitted kitchen and convenient dining area.

Other benefits include a spacious hallway, separate utility room, gas central heating and modern boiler (approx. 4 years old) double glazing and impressive single garage. The driveway provides parking for several vehicles and a convenient turning space, whilst the rear garden is exceptionally private with various patio areas and landscaped boarders.

- **Entrance lobby**
- **Entrance hall** with double cupboard housing a hot water tank, hatch to the loft, further storage cupboard and wall-mounted alarm panel
- **Dual aspect lounge** with central fireplace, wooden double glazed casement window and sliding doors to the elevated terrace overlooking the front garden
- **Spacious L-shaped kitchen/dining room** with modern fitted kitchen comprising a range of base and wall-mounted units, worktops, sink unit and window overlooking the rear garden, raised and integrated Bosch oven and microwave, inset ceramic hob, Bosch dishwasher, display units and mock tiled flooring, with carpet in the open plan dining section
- **Utility room** with wall-mounted Vaillant boiler, space and plumbing for a washing machine and fridge/freezer and a door to the garden
- **Bedroom one** with wooden casement double glazed window to the front aspect and two built in wardrobes
- **En-suite** comprising shower cubicle, wash hand basin, wc, fully tiled walls and flooring
- **Bedroom two** with wooden casement double glazed window and built in wardrobes
- **Bedroom three** with wooden casement double glazed window
- **Bathroom** finished in a Victorian style suite comprising panelled bath, wc, pedestal wash hand basin, double glazed window and fully tiled walls
- The front driveway is mainly laid to gravel providing **parking for several vehicles** including a turning point and additional gravelled space
- **Garage** 17ft 9in x 13ft with an up and over door, personal door out to the garden, power and lighting
- **Workshop space** with a pitched roof
- Approximately 50ft x 50ft **Private rear garden** with landscaped boarders, a section of level lawn and patios enclosed by mature hedging, timber fencing with concrete posts, timber summer house and a side access

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING:E

“A deceptively spacious three bedroom detached bungalow with two bathrooms, only 1 mile from Ferndown’s town centre”



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TOTAL FLOOR AREA : 1268 sq.ft. (117.8 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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