



HEARNES

WHERE SERVICE COUNTS

**Willow Way, Ferndown
Dorset, BH22 9SR**

FREEHOLD PRICE

£475,000

“Superb opportunity to acquire a detached three bedroom bungalow with excellent scope for modernisation and no forward chain”

This well-proportioned traditional detached bungalow offers three double bedrooms, bathroom, wc, spacious lounge/dining room and kitchen, with potential to modernise and reconfigure (STPP)

Situated in one of the areas most sought after locations only 1 mile from Ferndown's town centre and amenities and within convenient access of the nearby Sainsbury's Supermarket and the A31 commuter routes to both Wimborne and Ringwood.

Other benefits include a convenient utility/boot room joining the front and rear gardens adjacent to the kitchen, double glazing, gas central heating, fully boarded loft with storage cupboard, driveway parking to a single garage with power and lighting and a wonderful mature southerly aspect rear garden providing a blank canvas for landscaping, with excellent seclusion.

The property is offered with no forward chain.

- Archway to a **storm porch**
- **Entrance hall** with a double cupboard housing the hot water tank, a single coat cupboard and a loft hatch
- **Kitchen** with a range of base and wall mounted units, tiled walls, space, power and plumbing for appliances, wall-mounted gas-boiler and a door to the utility room
- **Utility room** with convenient access via double glazed doors to the front and rear and electric heating
- **Lounge/dining room** enjoying a dual aspect with a large window and door to the rear aspect and a window to the side aspect
- **Bedroom one** with a window to the front aspect
- **Bedroom two** with a window to the rear aspect
- **Bedroom three** with a window to the front aspect
- **Bathroom** with a white suite, wall mounted electric shower and a window
- **Cloakroom** with wc, wash hand basin and window
- A front driveway provides **off-road parking** and leads down to the garage
- The **front garden** has an area of lawn, with a path leading up to the front door and the convenient access into the utility space between the garage and the property, which in turn leads to the kitchen
- 17ft x 9ft 9in **Garage** with an up and over door
- 80ft x 65ft Well proportioned **rear garden** facing a **south westerly aspect**, with a selection of mature trees and hedging and well-stocked borders, all enclosed by timber fencing

COUNCIL TAX BAND: E

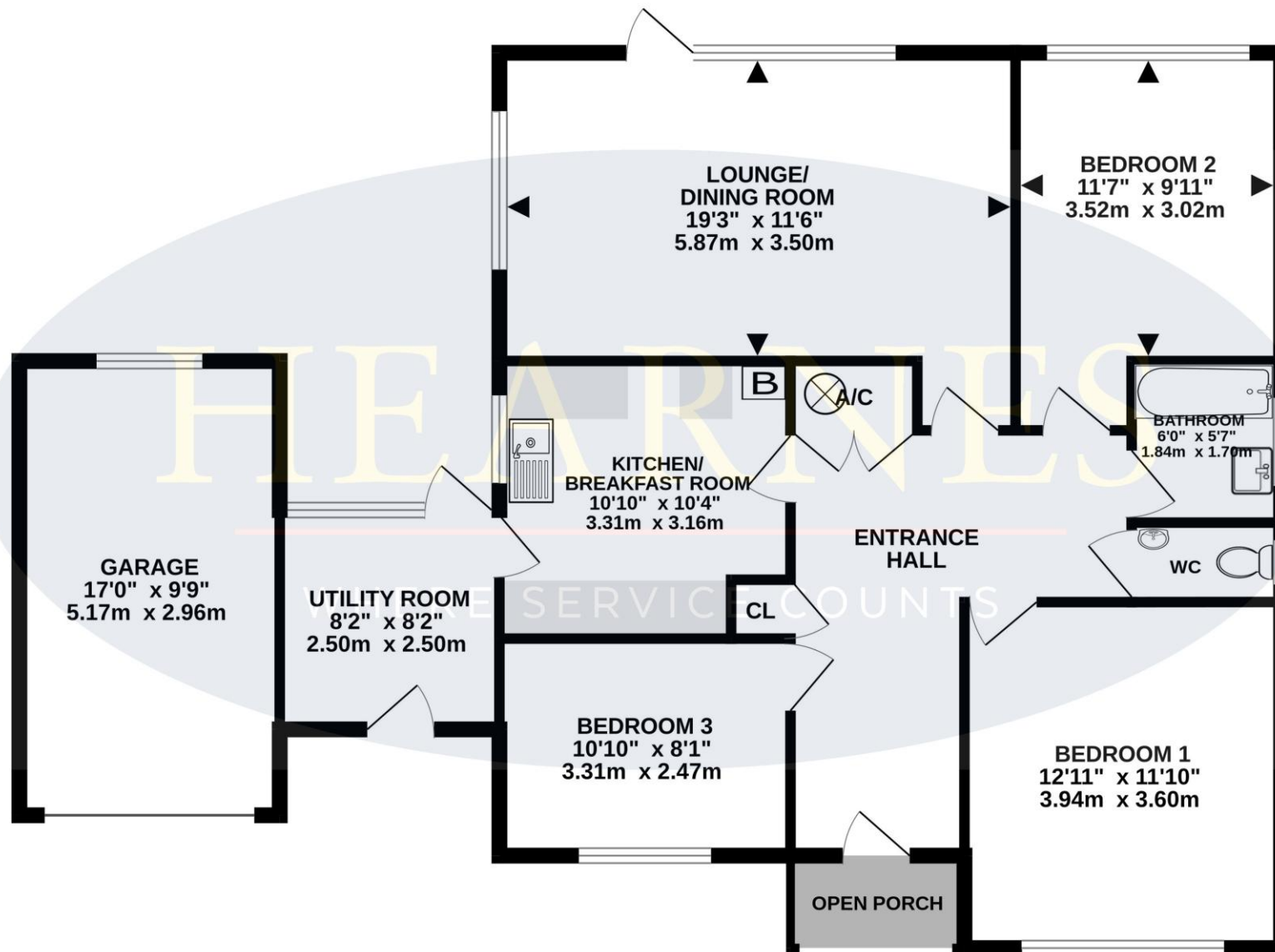
EPC RATING: D



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TOTAL FLOOR AREA : 1147 sq.ft. (106.5 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

