



HEARNES

WHERE SERVICE COUNTS

**Dugdell Close, Ferndown
Dorset, BH22 8BQ**

FREEHOLD PRICE

£325,000

“Occupying a larger than average corner plot whilst tucked away in a cul-de-sac location”

This immaculately presented and conveniently located two bedroom, two reception room semi detached bungalow occupies a larger than average corner plot with a driveway and single garage.

A particular feature of the property is the larger than average corner plot. The property is also situated in a pleasant cul-de-sac location and is conveniently located for all the local amenities.

- **A two bedroom semi detached bungalow occupying a larger than average corner plot**
- **Entrance hall**
- Generous sized **lounge** with feature fireplace and double glazed window overlooking the front garden
- **Kitchen/breakfast room** incorporating ample rolltop work surfaces and breakfast bar, good range of base and wall units, recess and plumbing for washing machine, recess for cooker with extractor canopy above, stainless steel sink unit, double glazed window overlooking the rear garden
- **Dining room** with a double glazed door leading out into the rear garden
- **Bedroom one** is a generous sized double bedroom with fitted wardrobe and cupboard above
- **Bedroom two** is a good sized single bedroom with fitted double wardrobe and cupboard above
- **Shower room** finished in a stylish white suite incorporating a good sized walk-in shower area, WC, wash hand basin with vanity storage beneath, fully tiled walls
- The **rear garden** has been landscaped for ease of maintenance, is fully enclosed and measures approximately 30' x 25'. The garden incorporates a large brick paved seating area with an adjoining well stocked flower bed. There is also a further area of paved patio and a side gate opening onto a large area of side garden
- The **side garden** is predominantly laid to lawn, is enclosed by a fence and has a maximum overall measurement of 60' x 50'
- The front garden has been landscaped for ease of maintenance
- A side **driveway** provides off road parking and in turn leads up to a detached single garage
- Detached single **garage** has a metal up and over door, side personal door and a double glazed window
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: B

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



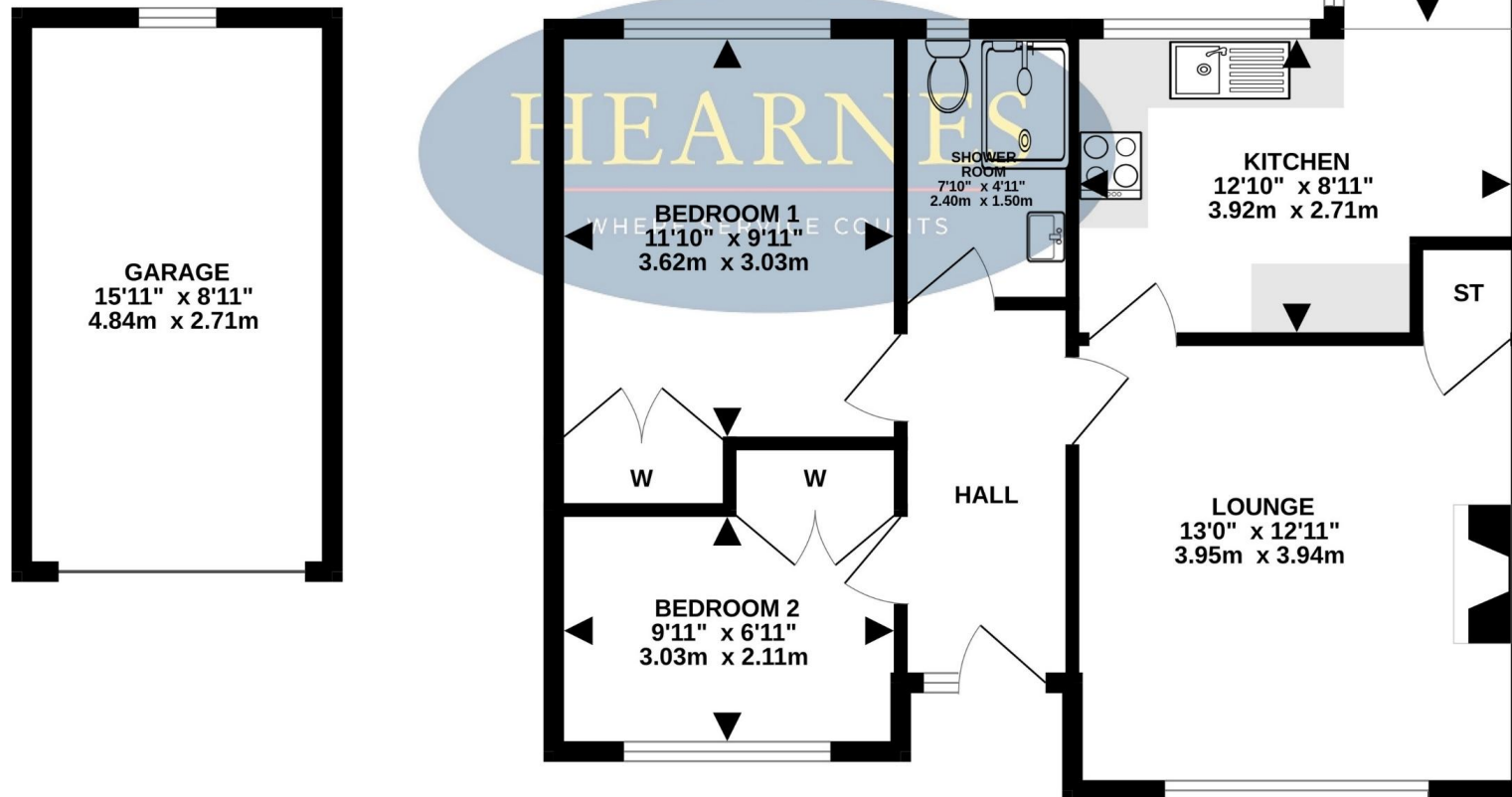
TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

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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NOT LOCATED IN EXACT
POSITION
141 sq.ft. (13.1 sq.m.) approx.

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



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