



WINCOMBE DRIVE
**Dorset Avenue
Ferndown, Dorset, BH22 8HJ**

FREEHOLD PRICE £450,000

“A generous size and extended bungalow with a secluded south facing garden occupying a good size corner plot”

This generous size and extended three bedroom, one bathroom, one shower room detached bungalow has a secluded south facing rear garden, single garage and driveway providing generous off road parking.

This light and spacious bungalow does require some updating but it has been extended to create an additional reception room and bedroom. The good sized secluded and southerly facing corner plot is a particular feature along with the sought after, convenient location situated approximately 650 metres from Ferndown's town centre.

The property also now comes to the market offered with no onward chain.

- **An extended three bedroom bungalow occupying a good sized and secluded southerly facing corner plot**
- **Entrance porch**
- **Good size entrance hall**
- **21ft Impressive lounge.** An attractive focal point of the room is an exposed brick fireplace with living flame coal effect gas fire. Double glazed French doors lead out into the rear garden. An archway through into the dining area
- **The dining area** has ample space for large dining table and chairs and a double glazed window overlooking the front garden
- **Kitchen/breakfast room** incorporating roll top work surfaces which continues round to form a breakfast bar, good range of high gloss base and wall units, integrated double oven, hob and extractor, fridge, freezer, recess and plumbing for washing machine, tiled floor and double glazed door leading out into the rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirror sliding doors
- **Spacious and refitted en-suite shower room** refitted in a stylish white suite incorporating a large walk-in shower area, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a good size double bedroom benefitting from fitted wardrobes, shelving and desk units
- **Bedroom three** is located off the lounge. This could also be used as a reception room but is a good sized single bedroom with fitted wardrobes and a desk unit
- **Family bathroom** finished in a white suite incorporating panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, tiled floor
- **The rear garden** measures approximately 50ft in width, 25ft in depth, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property and extending the full width of the bungalow there is a **covered paved patio**. The remainder of the rear garden is laid to lawn. The lawn continues round to a good size area of **side garden** which also offers an excellent degree of seclusion
- **A front gravelled driveway** provides generous off road parking and in turn leads up to a single garage. There is a good size area of front lawn which is surrounded by well stocked flower beds
- **Single garage** has a metal up and over door and power
- **Further benefits include;** double glazing, a gas fired heating system and the property also comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: E

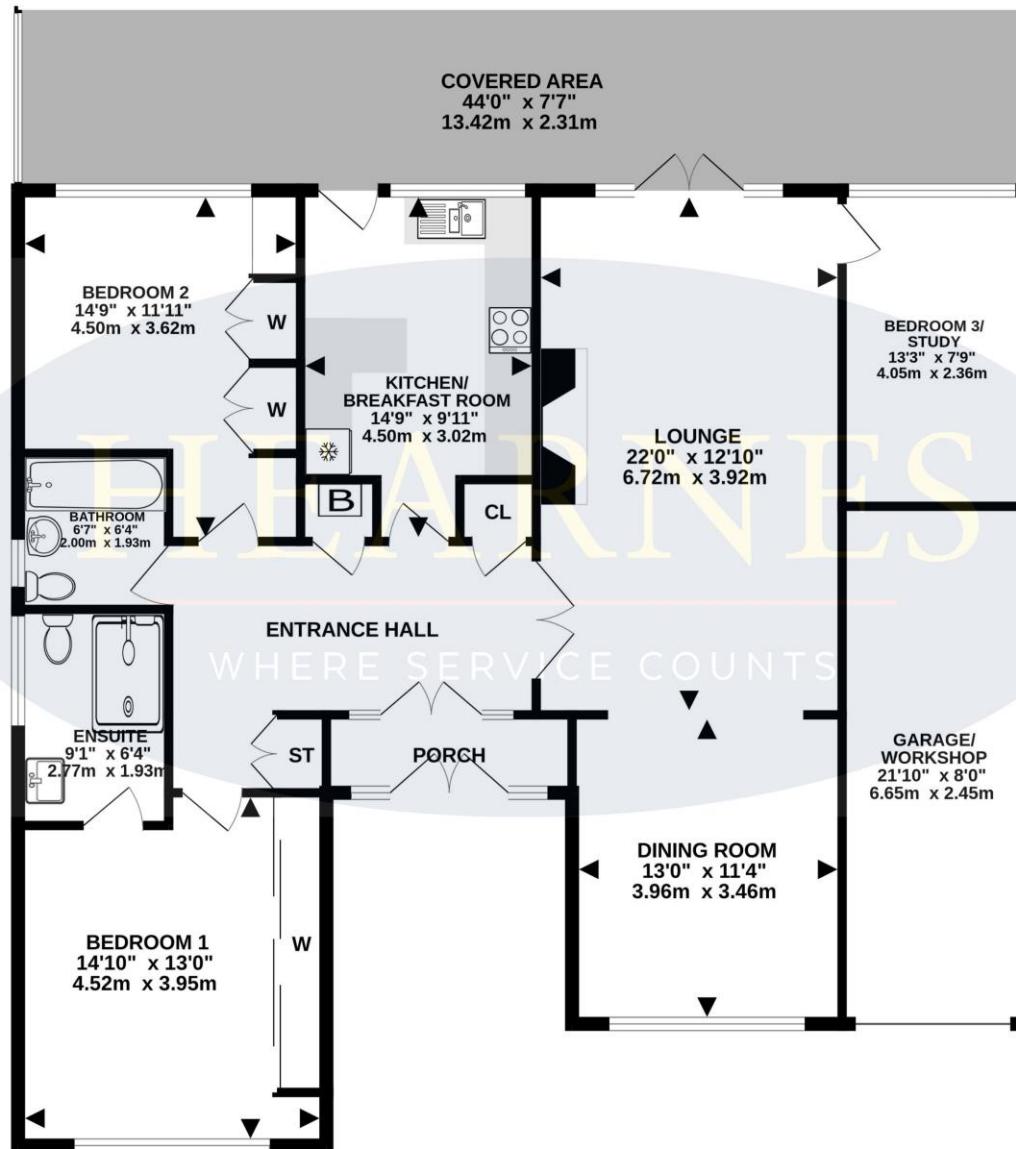
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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