



**HEARNES**  
WHERE SERVICE COUNTS

Melbury Close,  
Ferndown, BH22 8HR

# FREEHOLD PRICE £400,000

## “Detached two bedroom bungalow requiring modernisation with no chain & garage in a popular cul de sac”

This detached bungalow provides an excellent opportunity to modernise and is situated in an extremely convenient location at the head of a popular cul de sac with easy access to a local M & S food hall and regular bus routes on Ringwood Road.

The accommodation comprises: two double bedrooms, one of which has been used as a dining room with access to a double glazed conservatory, a dual aspect lounge and kitchen/breakfast room. Other benefits include double glazing, gas central heating, entrance porch, driveway parking for several vehicles to a detached garage and a private low maintenance rear garden.

- Double glazed UPVC door with leaded picture windows giving access to:
- Convenient **entrance lobby** with a double glazed window to the side aspect and further internal front door to the hallway
- L shaped **hallway** with hatch to loft, door to cloaks cupboard, cupboard housing modern electric circuit board, glazed panel wooden door to the living room
- Dual aspect **living room** with double glazed window to the front aspect and an opaque window to the side aspect, original serving hatch to the kitchen, brick built mantle, tiled hearth and space for electric inset fire
- Well proportioned **kitchen/breakfast room** comprising a range of original base and wall mounted units with adjoining worktops, single drainer sink unit with double glazed window above to the front aspect, integrated oven and inset Neff hob with extractor above requiring attention, space, power and plumbing for appliances, louvre doors to cupboard housing Gloworm gas boiler and further louvre door cupboard housing the separate hot water cylinder with slatted shelving above, UPVC door giving convenient access to the driveway, space for a table and chairs
- **Bedroom one** has a double glazed window to the rear aspect, range of original style fitted cupboards and bedroom furniture
- **Bedroom two** has double glazed sliding patio doors giving access to a double glazed conservatory. Whilst this is bedroom two it would serve as a dining room
- Double glazed **conservatory** with triple aspect double glazed windows, double doors give access to the rear garden, pitched polycarbonate roof
- **Shower room** requiring modernisation comprising corner shower cubicle with wall mounted shower unit, vanity unit and wash hand basin, double glazed window
- Separate **cloakroom** with WC, wall mounted heated towel rail, window to the side aspect, fully tiled walls

### Outside

- **Driveway** provides off road parking and leads down to the garage. Area of shingle, side access to the rear garden,
- The **rear garden** measures approximately 50' x 41', is mainly paved with a section of gravel for low maintenance, timber shed. The garden is enclosed by timber fencing. Access to the garage and door to the driveway

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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

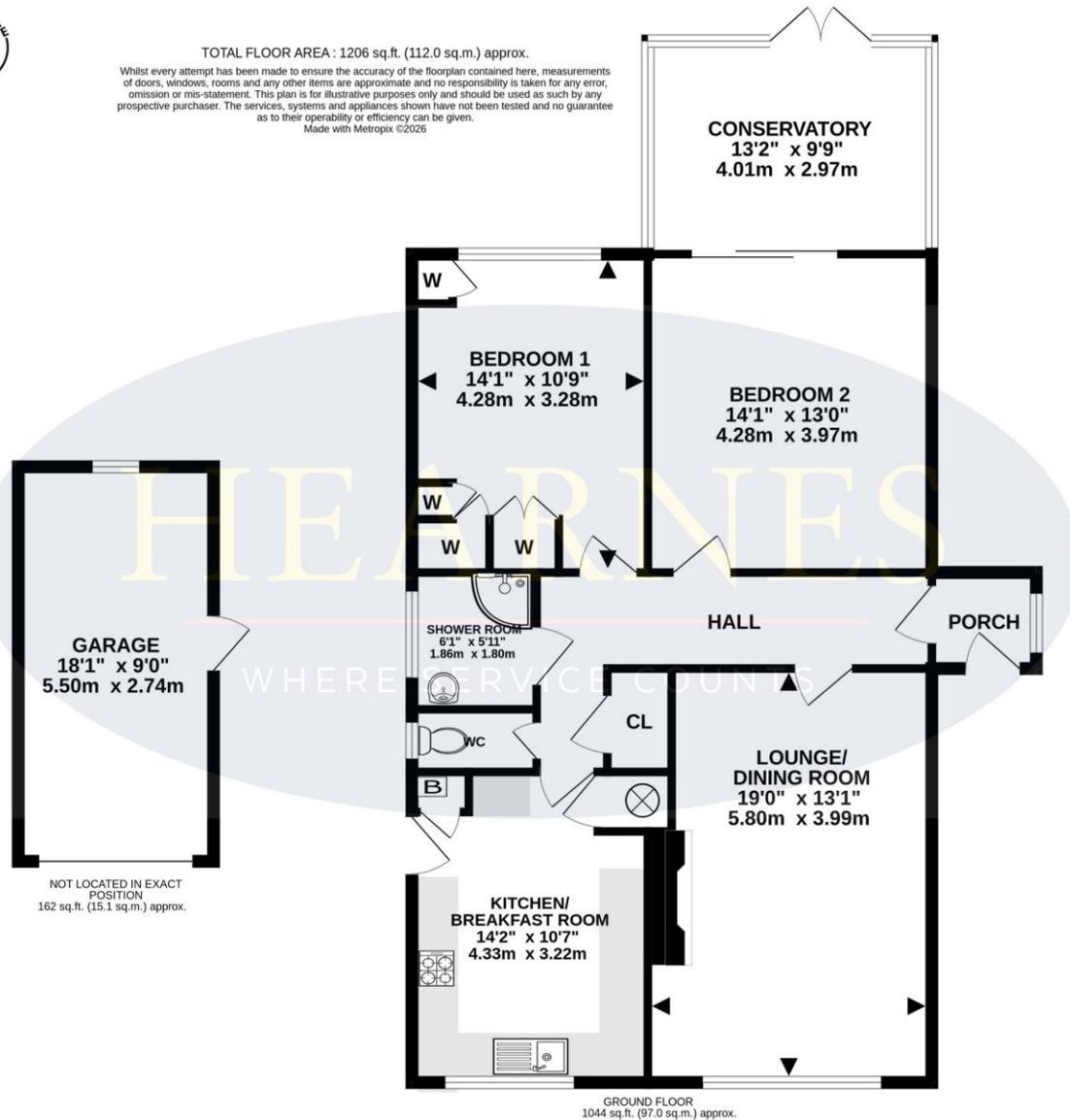




TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

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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