



FOR SALE
HEARNES
01202 890890

HEARNES

WHERE SERVICE COUNTS

Dudsbury Crescent
Ferndown, Dorset, BH22 8JG

FREEHOLD PRICE

£525,000

“A brand new, beautifully finished and extremely attractive detached bungalow occupying a secluded corner plot”

This brand new, cleverly designed and beautifully finished two double bedroom, one bathroom, one en-suite detached bungalow occupies a good sized and secluded corner plot with enclosed and landscaped gardens, off road parking, solar panels and underfloor heating throughout.

This superbly positioned bungalow has been finished to an extremely high standard with some lovely finishing touches. There is an open plan, 18ft kitchen/breakfast/dining room which has bi-fold doors opening out into a 60ft, secluded and landscaped garden. No expense has been spared with the overall finish with features to include EV power point, solar panels, air source heat pump, underfloor heating throughout and there is also a 10 year Builders Warranty. This attractive bungalow has been designed externally giving that added curb appeal and to ensure it sits comfortably within the neighbouring executive and character properties. Dudsbury Crescent is a sought after, yet convenient location. The property is located approximately 300 metres from the clubhouse of Ferndown's Championship Golf Course and 1 mile from Ferndown's town centre.

- **A brand new, beautifully finished two double bedroom detached bungalow occupying a good sized and secluded corner plot**
- **Entrance hall** with coat cupboard and additional cupboard housing the pressurised water tank
- **18ft x 17ft Stunning, open plan kitchen/breakfast/dining room**
- **The kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops with matching upstands and a central island unit, also finished with Quartz which continues round to form a breakfast bar, there is an excellent range of integrated appliances to include; Neff twin oven, induction hob with extractor hood above, washing machine, fridge/freezer and dishwasher
- **The dining area** offers versatile living for a dining table and chairs, bi-fold doors opening to offer uninterrupted views from the private and landscaped rear garden
- **Dual aspect lounge** with double glazed French doors leading out onto the rear garden
- Generous size **master bedroom** with double glazed French doors leading out to an enclosed area of landscaped garden and patio
- Spacious and luxurious appointed **en-suite** incorporating a large corner shower cubicle with raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, polished porcelain tiled flooring
- **Bedroom two** is also a double bedroom to include built-in wardrobes
- **Family bathroom** finished in a stylish white suite incorporating panelled bath with shower over, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **The front garden** has been landscaped and offers an excellent degree of seclusion, is fully enclosed and measures approximately 60ft x 50ft
- Adjacent to the property there is a good size porcelain **paved patio** with a path leading round to the front of the property. The remainder of the garden is laid to lawn which has been newly turfed
- **A front block paved driveway** provides off road parking for two vehicles & an EV charge point
- **The rear garden** has also been landscaped and is fully enclosed. This area of garden faces a westerly aspect and incorporates a porcelain paved patio and newly laid lawn
- **Further benefits include;** double glazing, UPVC fascias & soffits, air source heat pump, solar panels and underfloor heating throughout the bungalow. The property also comes with a 10 year Builders Warranty and is offered with no onward chain

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

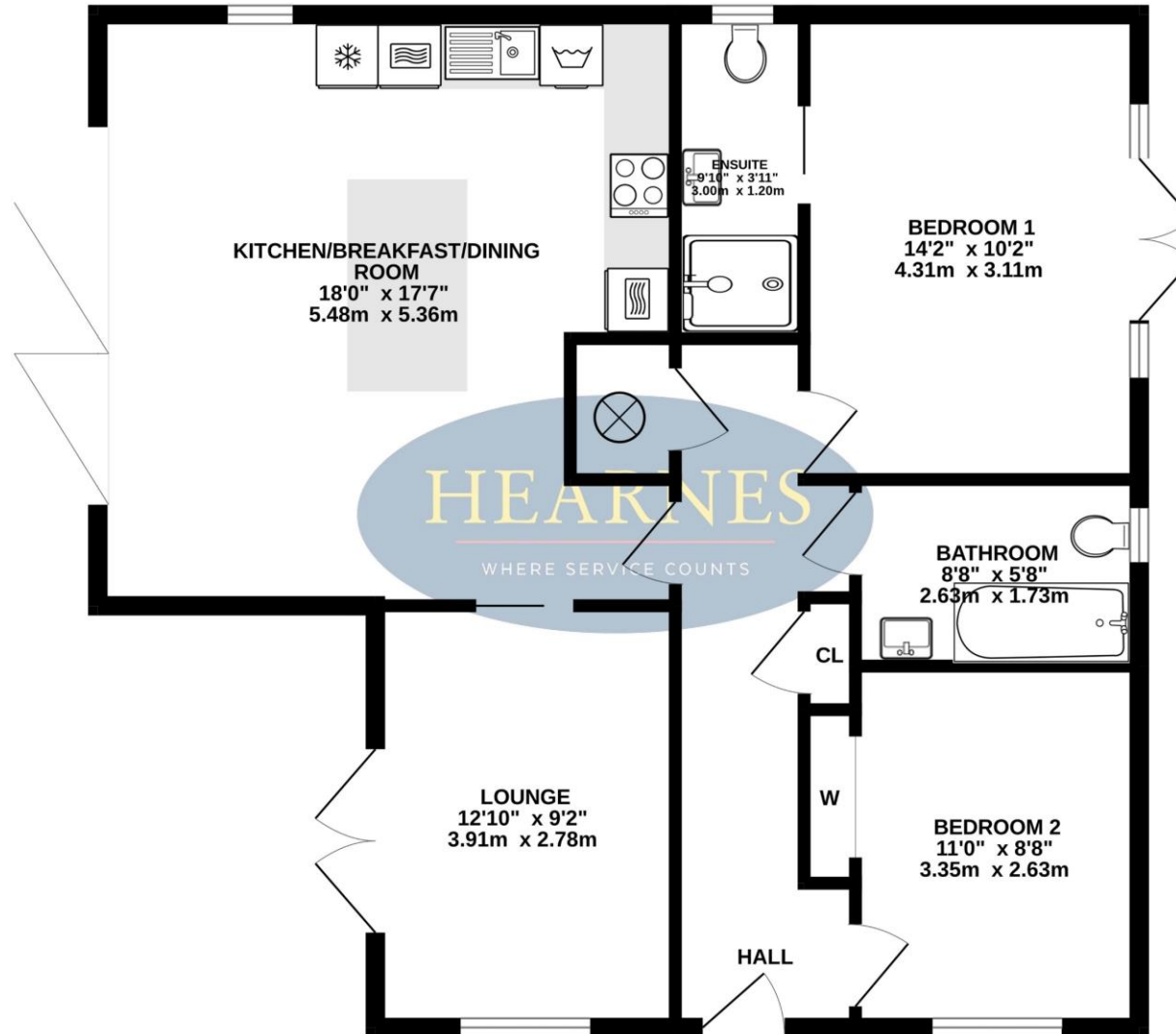
COUNCIL TAX BAND: t.b.c.

EPC RATING: t.b.c.

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.



GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 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

