



HEARNES

WHERE SERVICE COUNTS

**St James Road,
Ferndown, Dorset, BH22 9NZ**

FREEHOLD PRICE

£475,000

“Detached three bedroom bungalow with excellent potential to modernise or extend (stpp) on a plot measuring 0.2 of an acre with no chain”

This traditional detached bungalow has been in the family since new in 1971 and occupies a well proportioned plot at the head of a private lane close to Ferndown Common and the popular Ferndown Upper School.

The accommodation comprises three bedrooms with an en-suite shower room and dressing area to bedroom one, an adapted modern wet room and an open plan kitchen dining room. Other benefits include gas central heating, double glazing, 95' driveway providing parking for several vehicles to a single garage together with an impressive 104' rear south westerly aspect garden with mature secluded surrounding.

- Double glazed front door to the **entrance hall** with hatch to the loft and cupboard housing the hot water tank with slatted shelving above
- **Open plan kitchen/family room** The kitchen area comprises a range of base and wall mounted units and adjoining worktops, sink unit with mixer taps and double glazed window above overlooking the delightful private rear garden, double glazed door leading out to the patio, integrated and raised Neff oven and grill, inset electric hob with extractor above, integrated and concealed fridge and freezer, space for dishwasher, extending breakfast bar area dividing the kitchen from the family space which has a double glazed window to the side and wall light points
- **Living Room** with a double glazed window to the front aspect
- **Bedroom One** is a well proportioned room in two sections with a bedroom area leading to the dressing area with fitted wardrobes with sliding mirrored fronted doors and double glazed windows to the rear and door to the:
- **En Suite Shower Room** is functional but dated, fully tiled with a shower cubicle, wash hand basin and WC. Opaque double glazed window
- **Bedroom Two** has a double glazed window to the front aspect, built in wardrobe with mirror fronted sliding doors
- **Bedroom Three** has a double glazed window to the side aspect
- **Main Shower Room** has been adapted to provide a walk-in wet room. Fully tiled with central floor drainage, wall mounted Mila shower unit, wash hand basin and WC. Opaque double glazed window
- **Outside**
- The **front garden** has a section of lawned garden with mature shrubs and hedging borders screened from the lane. The 95' **driveway** has parking for numerous vehicles and leads to the:
- **Garage**
- The **rear garden** measures approximately 104' x 40' is a particularly private mature garden with a south west aspect and is divided into two sections of patio and level lawn with a greenhouse, timber shed and a further unkept area to the far end



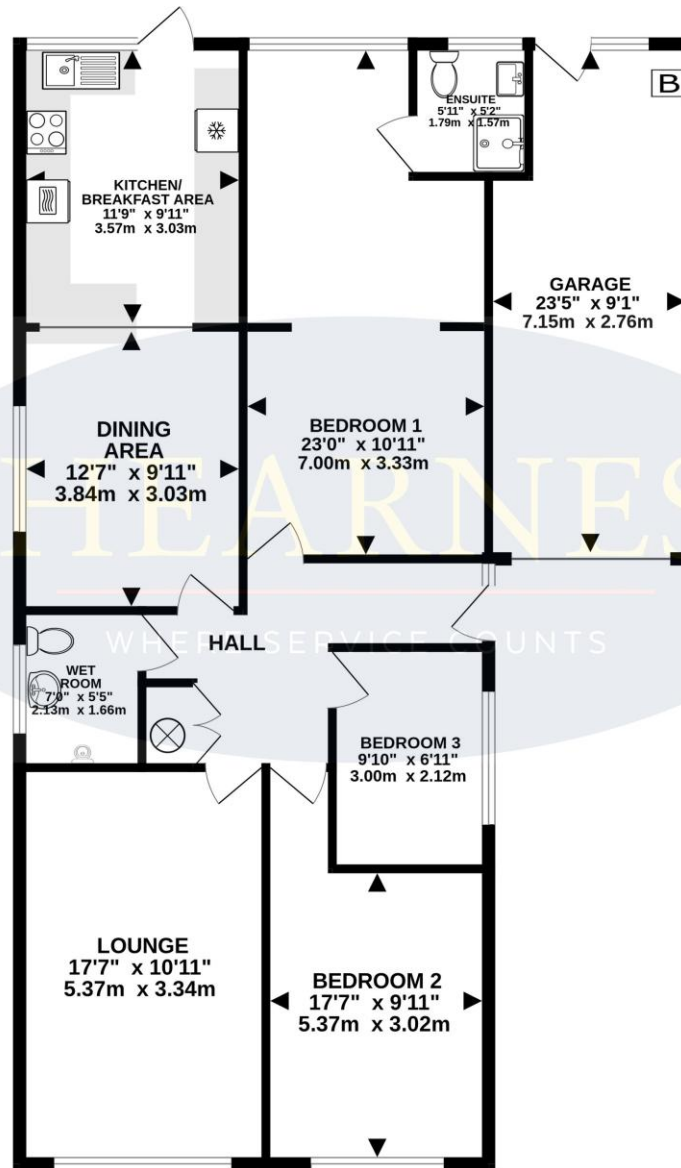
COUNCIL TAX BAND: D

EPC RATING: C

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TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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