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HEARNES

WHERE SERVICE COUNTS

**Prunus Drive,
Ferndown, BH22 9PS**

FREEHOLD PRICE

£375,000

“A modernised and spacious bungalow with a secluded south facing garden in a cul de sac”

This generous sized and recently improved three bedroom semi detached bungalow with a secluded south facing rear garden, detached single garage and driveway providing generous off road parking.

This light and deceptively spacious bungalow has undergone a number of improvements and is situated in a peaceful cul de sac location whilst conveniently located for all the local amenities.

- **A three bedroom semi detached and modernised bungalow with a south facing garden**
- **Entrance hall** with an air purification system and coat cupboard with radiator
- **Cloakroom** finished in a modern white suite, underfloor heating
- **20' Lounge/dining room** with ample space for dining table and chairs in the dining area and double glazed French doors in the lounge area leading out into a south facing rear garden
- Newly fitted modern **kitchen** incorporating ample and slimline worktops, a good range of base and wall units, recess for cooker with extractor canopy above, recess for fridge and freezer, recess and plumbing for slimline dishwasher, recess and plumbing for washing machine, cupboard housing wall mounted gas fired boiler, tiled floor, double glazed window to the side aspect and a double glazed door leading out onto the side driveway
- **Bedroom three/office** which has the flexibility to be used as required. There is a tiled floor, fitted desk/worktop, wall mounted storage cupboard and a double glazed window overlooking the rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from floor to ceiling wardrobes with mirrored sliding doors and a double glazed window to the front aspect
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes, double glazed window to the front aspect
- Spacious **family bathroom** finished in a stylish white suite incorporating a shower bath with glass shower screen, raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring, under floor heating
- The **rear garden** measures approximately 30' x 20', faces a southerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio with the remainder of the garden predominantly laid to lawn. There is a brick built BBQ and a side gate opens onto the side driveway as well as a side door giving access into the single detached single garage
- A front and side **driveway** provides generous off road parking. The side driveway in turn leads down to the detached single garage
- The detached single **garage** has a 70/30 front door providing easy access, double glazed window, double glazed side personal door and light and power
- **Further benefits** include an air purification system, double glazing, UPVC fascias and soffits and a gas fired heating system. There is also underfloor heating in bedroom three/office, bathroom and cloakroom

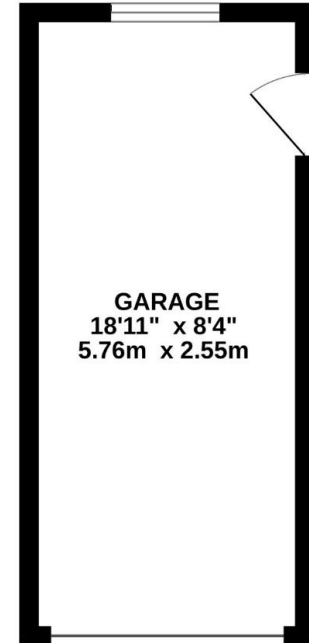
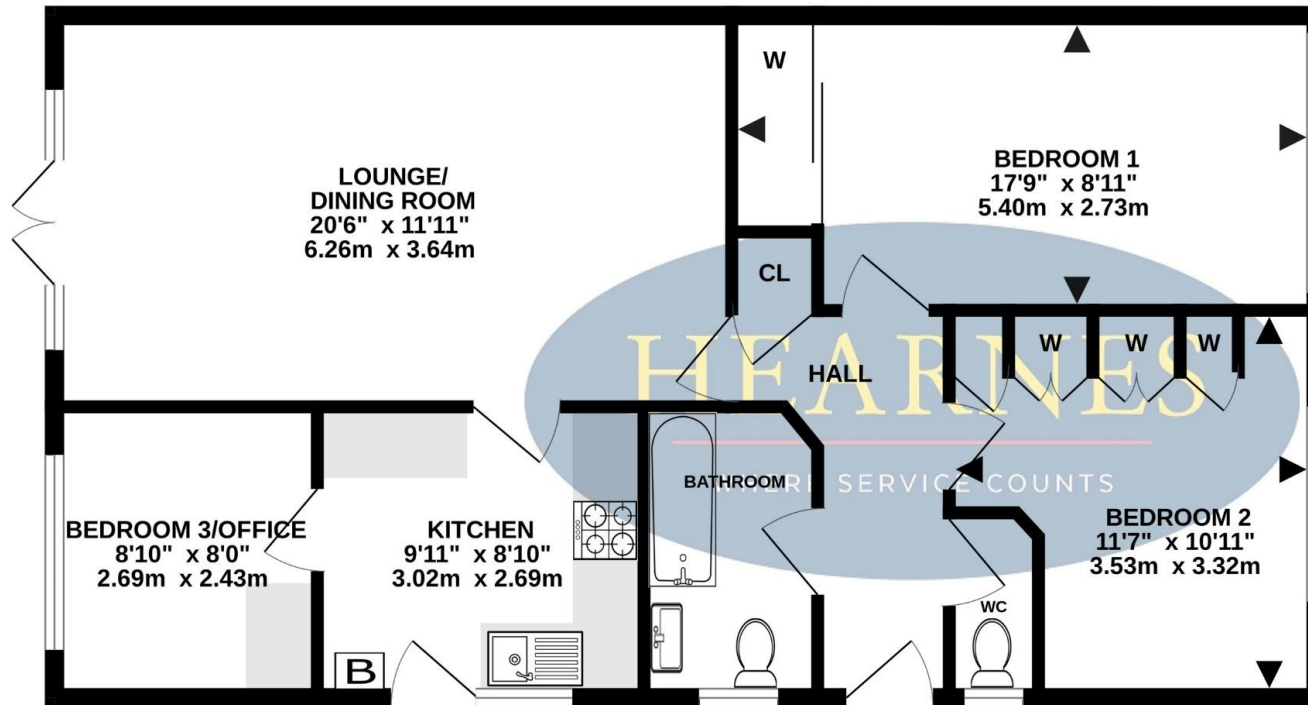
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: C **EPC RATING: C**

AGENTS NOTES: 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. 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.



GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
158 sq.ft. (14.7 sq.m.) approx.

TOTAL FLOOR AREA : 949 sq.ft. (88.2 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

