

St Georges Drive

Ferndown, Dorset BH22 9EF



HEARNES

WHERE SERVICE COUNTS



“Impressive detached bungalow, individually styled and beautifully presented backing onto Ferndown common in a unique tranquil setting”

FREEHOLD Offers in Excess of £525,000

This 1950's detached bungalow has been thoughtfully modernised and decorated throughout in neutral tones to provide a bright and airy feel to compliment the unique outlook and position overlooking mature woodland.

This exceptionally convenient location has immediate access to local bus routes, Marks & Spencer food store, sought-after schools and Ferndown town centre shops and amenities.

The stylish accommodation comprises, three double bedrooms, served by a contemporary en-suite shower room and bathroom, a well proportioned L-shaped living room and dining space, a superb bespoke kitchen/breakfast room with high specification integrated appliances, contrasting units, ceramic flooring and bi-fold double glazed doors giving access directly onto the garden.

Other benefits include a new combination gas boiler, double glazing, timber gates with side access and storage to the particularly private westerly facing garden and an EV charger.

- **Entrance hall** feature glazed partition, double glazed doors to airing cupboard, cloaks cupboard
- **Lounge**, dual aspect double glazed windows open plan to:
- **Dining area**, dual aspect double glazed windows, open plan with views over the garden
- **Kitchen/breakfast room**, bespoke kitchen with contrasting stylish units, brass fittings and Corian worktops, integrated oven and grill, concealed dish washer, inset five ring gas hob with contemporary extractor above inset sink unit and mixer taps, sleek ceramic tiled flooring, and double glazed bi-fold doors, giving access to and overlooks the rear garden
- **Bedroom one**, double glazed window, feature wood panelling, fitted wardrobes and door to:
- **En-suite** modern stylish suite comprising walk-in wet room cubicle, ceramic tiling, mono bloc sink unit WC, double glazed window
- **Bedroom two**, double glazed window, comprehensive, brass fittings on a range of fitted wardrobes
- **Bedroom three**, double glazed window
- **Bathroom**, similar contemporary suite to that of the en-suite, comprising tiled panel bath, concealed taps, vanity units with mono bloc sink, ceramic tiling

COUNCIL TAX BAND: E

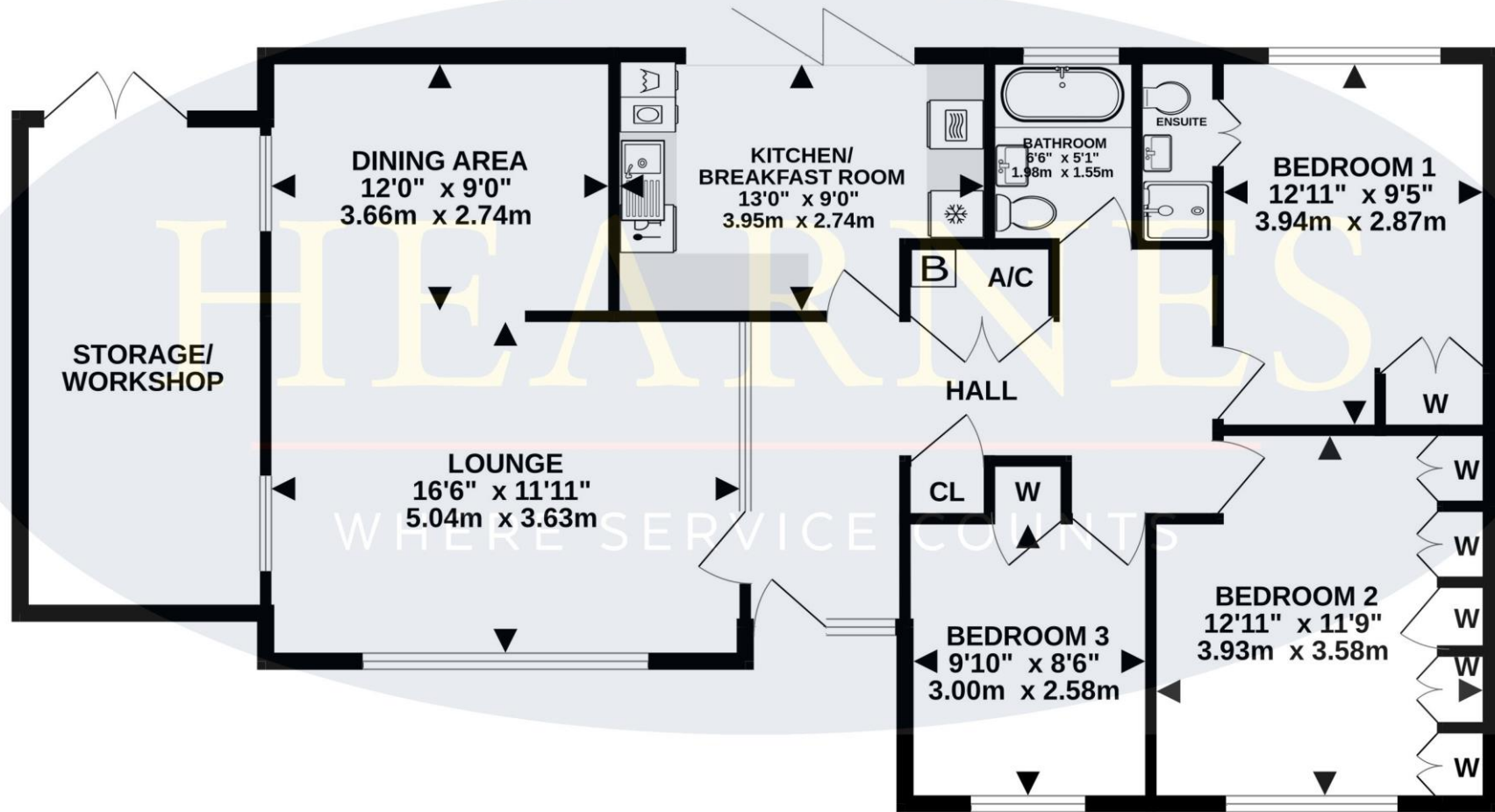
EPC RATING: E





TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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Outside

- The corner position provides an expanse of **lawn** and well tended feature borders and landscaping with timber fencing and double gates leading to **secure parking and timber storage**
- **The rear garden** provides an oasis overlooking mature woodland on Ferndown Common emphasised by a level stone area with a pergola and steps up to the bungalow enclosed by timber fencing and mesh panels

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 900 metres away.



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