



HEARNES

WHERE SERVICE COUNTS

**New Road,
Northbourne, Dorset, BH10 7DW**

FREEHOLD PRICE

£450,000

“A recently modernised bungalow with a secluded west facing rear garden and no chain”

This upgraded and improved two double bedroom detached bungalow has a 45' private west facing rear garden, single garage and driveway providing generous off road parking.

The property has undergone a number of recent improvements and now comes to the market offered with no onward chain and is conveniently located for all the local amenities.

- **A newly refurbished two double bedroom detached bungalow with no chain**
- Spacious **entrance hall**
- 16' Open plan **kitchen/dining room**
- The **kitchen area** incorporates ample worktops which continue round to form a breakfast bar, integrated oven, hob and extractor, recess and plumbing for washing machine, integrated fridge and freezer, tiled floor, double glazed door leading out onto a side path and double glazed window overlooking the rear garden
- The **dining area** has ample space for dining table and chairs, double glazed sliding patio doors leading out into the rear garden, tiled floor
- Spacious and newly re-fitted family **bathroom/shower room** incorporating a good sized walk-in shower area with chrome raindrop shower head and shower attachment, panelled bath, wash hand basin with vanity storage beneath, WC, tiled floor and partly tiled walls
- **Two generous sized double bedrooms**
- **Lounge** with a bay window overlooking the front garden
- The **rear garden** is a superb feature of the property as it measures approximately 45' x 45', faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a patio area enclosed by a low level wall. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds
- A front **driveway** provides generous off road parking which in turn leads up to a single garage. Adjoining the rear of the garage there is a garden store
- **Further benefits** include double glazing, gas fired heating system and the property is offered with no onward chain

There is a good selection of amenities approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 2.5 miles away. There is a small selection of amenities at West Parley less than 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: D

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.





Total Area: 100.2 m² ... 1078 ft²

All measurements are approximate and for display purposes only



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