

Dorset Avenue,

Ferndown, Dorset, BH22 8HL



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned and spacious bungalow occupying a good sized secluded plot”

FREEHOLD GUIDE PRICE £600,000

This attractive and well proportioned three double bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory with well kept and secluded gardens, double garage and driveway providing generous off road parking.

The current owner has been in residence circa 22 years and has owned the property since it was originally constructed.

This light and spacious 1,600 sq ft bungalow has secluded and enclosed gardens whilst situated in a sought after location within Ferndown.

- **Three double bedroom detached bungalow in a sought after location**
- 20' x 17' Spacious **entrance hall**, double doors leading through into the lounge and kitchen/dining room, double coat cupboard and airing cupboard
- Good sized **lounge**, an attractive focal point of the room is an open fireplace with marble hearth and surround, double patio doors leading out into the conservatory
- **Conservatory** is fully double glazed, enjoys a pleasant outlook over an enclosed garden, double glazed French doors leading out onto the patio area
- Dual aspect **kitchen/dining room** incorporating ample rolltop work surfaces with a good range of base and wall units with underlighting, integrated Neff 5 ring gas hob with extractor canopy above, Bosch oven and grill, integrated fridge and freezer, recess and plumbing for dishwasher, attractive tiled splashbacks, ample space for dining table and chairs, door leading through into the utility room
- Good sized **utility room** with rolltop work surfaces, base and wall units, recess for freezer, recess and plumbing for washing machine, attractive tiled splashbacks, double glazed door leading out into the garden, internal door leading through into the garage
- **Bedroom one** is a generous sized double bedroom benefitting from two fitted double wardrobes and a bay window overlooking the enclosed garden
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is also a generous sized double bedroom currently being used as a reception room with a double glazed window to the front aspect
- **Bedroom three** is also a double bedroom with two fitted double wardrobes and a double glazed window to the rear aspect
- **Spacious family bathroom/shower room** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls

COUNCIL TAX BAND: E

EPC RATING: C

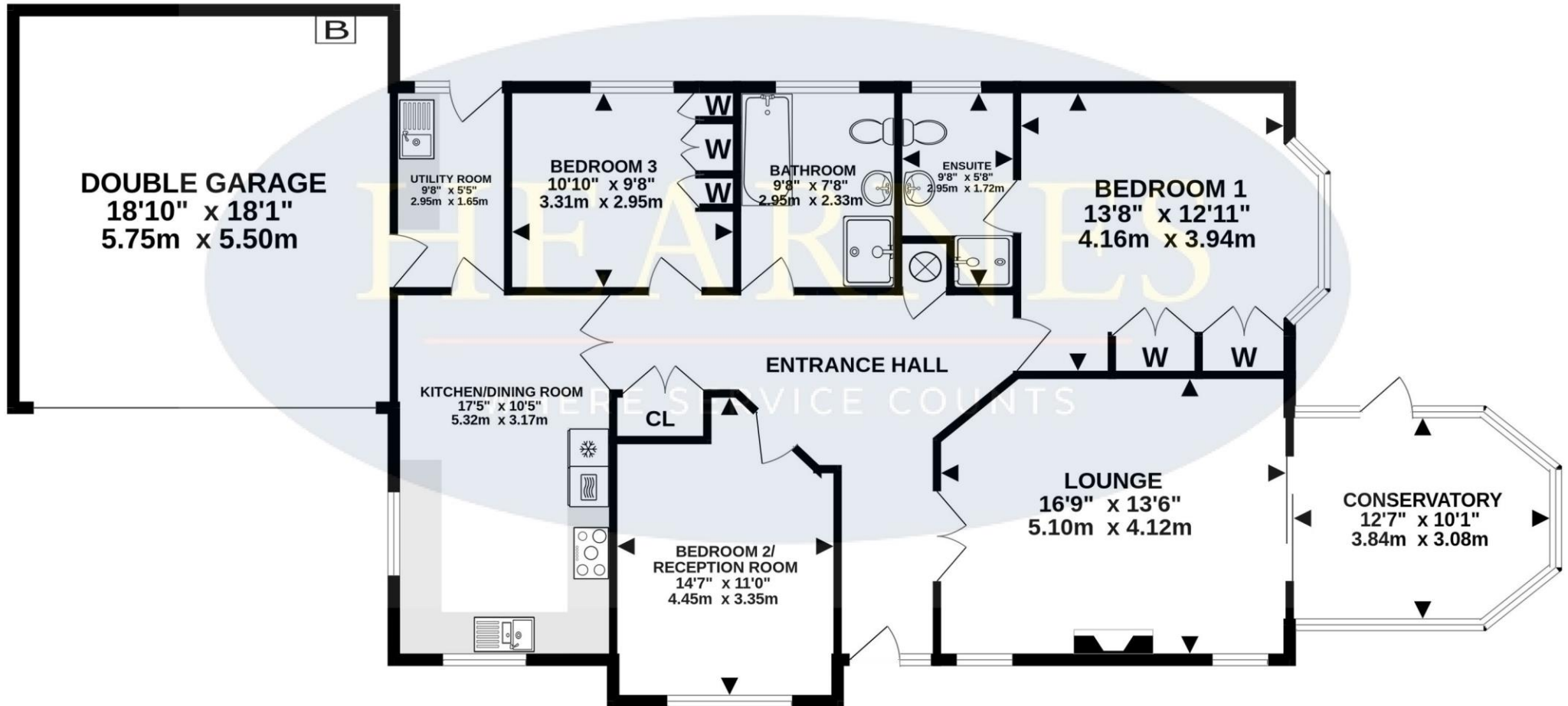




TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.

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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- Wrought iron gates open onto a front block paved **driveway** providing off road parking and in turn leads up to a double garage
- A generous sized area of **side garden** which is predominantly laid to lawn, measures 55' x 55' and has two useful timber storage sheds. There is a further area of side garden positioned on the opposite side of the bungalow measuring approximately 50' x 40'. This area of garden is laid to a mixture of patio and lawn and is fully enclosed by fencing. There are side gates leading round the rear of the bungalow and also round to the front
- **Double garage** has a remote control up and over door, wall mounted gas fired boiler, light and power and further door leading through into the utility room
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system

There is a small selection of amenities on Glenmoor Road approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.



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