

Dorset Avenue

Ferndown, Dorset BH22 8HP



HEARNES

WHERE SERVICE COUNTS



“A light and spacious bungalow with a secluded south facing garden, offered with no chain”

FREEHOLD GUIDE PRICE £525,000

This superbly positioned and generous size three double bedroom, one bathroom, one shower room bungalow has a secluded south facing rear garden, large garage and driveway providing generous off road parking.

This light and spacious bungalow comes to the market for the first time in circa 36 years over which time the property has been well maintained. The bungalow does require some updating but has a tremendous amount of scope and potential and now comes to the market offered with no onward chain.

- **A three double bedroom, two reception room detached bungalow with a secluded south facing rear garden and no chain**
- **23ft L shaped spacious entrance hall**
- **Cloakroom** with WC and pedestal wash hand basin
- **Kitchen/breakfast room** incorporating roll top work surfaces, low level breakfast bar, base and wall units, stainless steel sink unit and drainer, recess for cooker, fully tiled walls, double glazed window overlooking the rear garden
- **Utility room** with worktops, recess and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler, fully tiled walls, double glazed door leading out to the rear garden
- **Dining area** with archway through to the lounge
- **Dual aspect lounge**, an attractive focal point of the room is an exposed stone fireplace with display shelves to either side, sliding patio doors give access out onto the south facing rear garden
- **Bedroom one** is a generous size double bedroom benefitting from fitted bedroom furniture
- **Spacious en-suite shower room** incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is also a generous size double bedroom, currently used as a dining room with fitted double wardrobe
- **Bedroom three** is again a double bedroom with fitted wardrobes
- **Bathroom** incorporating a panelled bath with mixer taps and shower attachment, WC, pedestal wash hand basin, fully tiled walls

COUNCIL TAX BAND: F

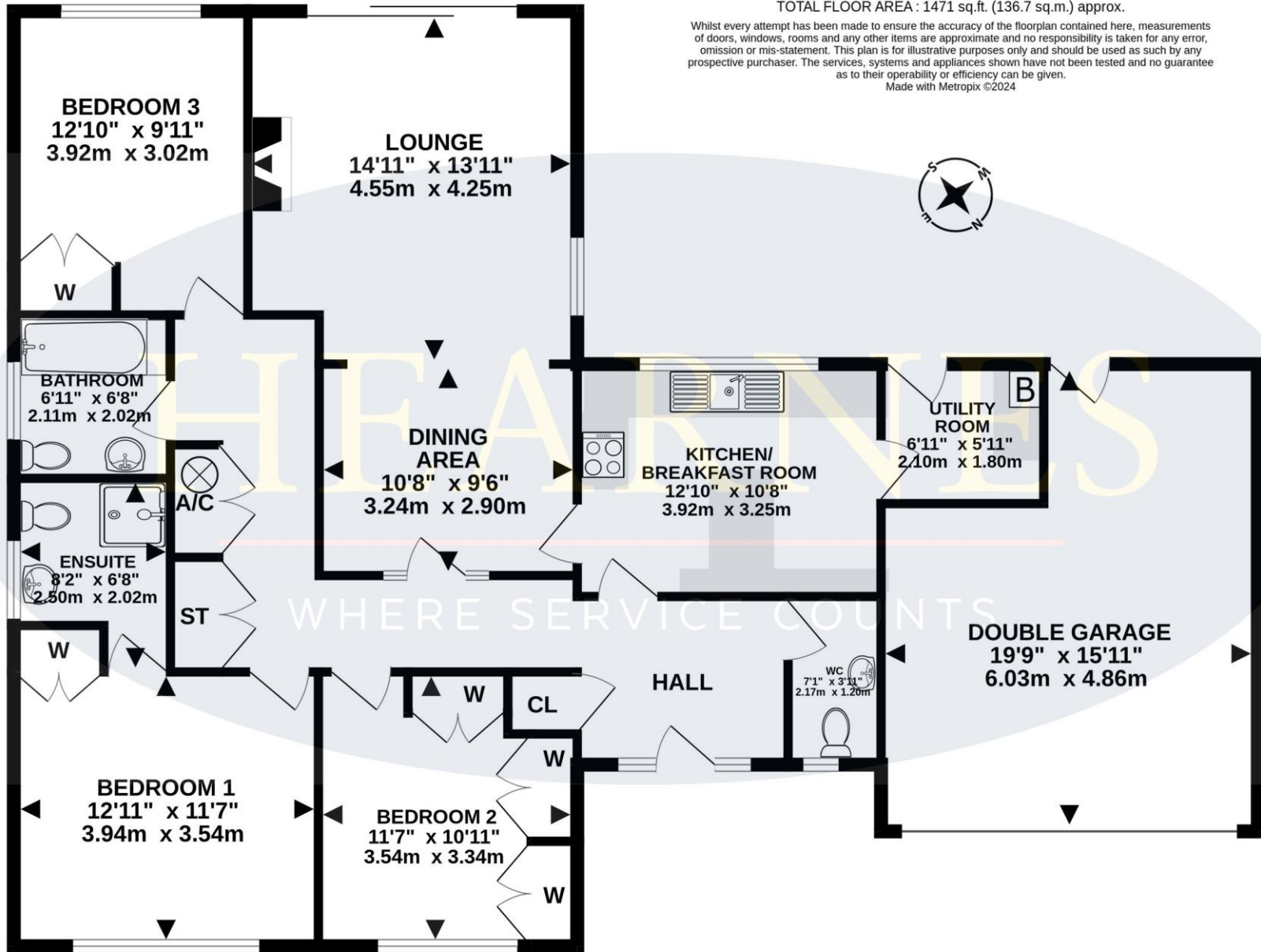
EPC RATING: D





TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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 Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **The rear garden** measures approximately 40ft x 40ft, faces a southerly aspect and offers an excellent degree of seclusion. The garden itself has been landscaped for ease of maintenance and is fully enclosed by mature hedge and fencing
- **A side path** leads round to a side gate
- **A front driveway** provides generous off road parking
- **Large garage** with water supply, remote control up and over door, light and power and rear personal door leading through to the rear garden
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a small selection of amenities on Glenmoor Road approximately 300 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1 mile away.



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