

# New Road

Ferndown, BH22 8EX



**HEARNES**

WHERE SERVICE COUNTS



***“A virtually brand new and beautifully finished bungalow with a secluded garden and double garage, approximately 600 metres from Ferndown town centre ”***

**FREEHOLD PRICE £700,000**

This recently refurbished and superbly finished three double bedroom, one bathroom, one shower room detached bungalow has a secluded rear garden, gym/home office, double garage and driveway providing generous off road parking.

The current owners have managed to create a simply stunning stylish and beautifully finished bungalow which has been finished to an extremely high standard. The location is also a particular feature as it is positioned in a sort after cul-de-sac and conveniently located approximately 600 metres from Ferndown town centre. An early viewing of this stunning bungalow is strongly recommended to fully appreciate its size, finish and superb location.

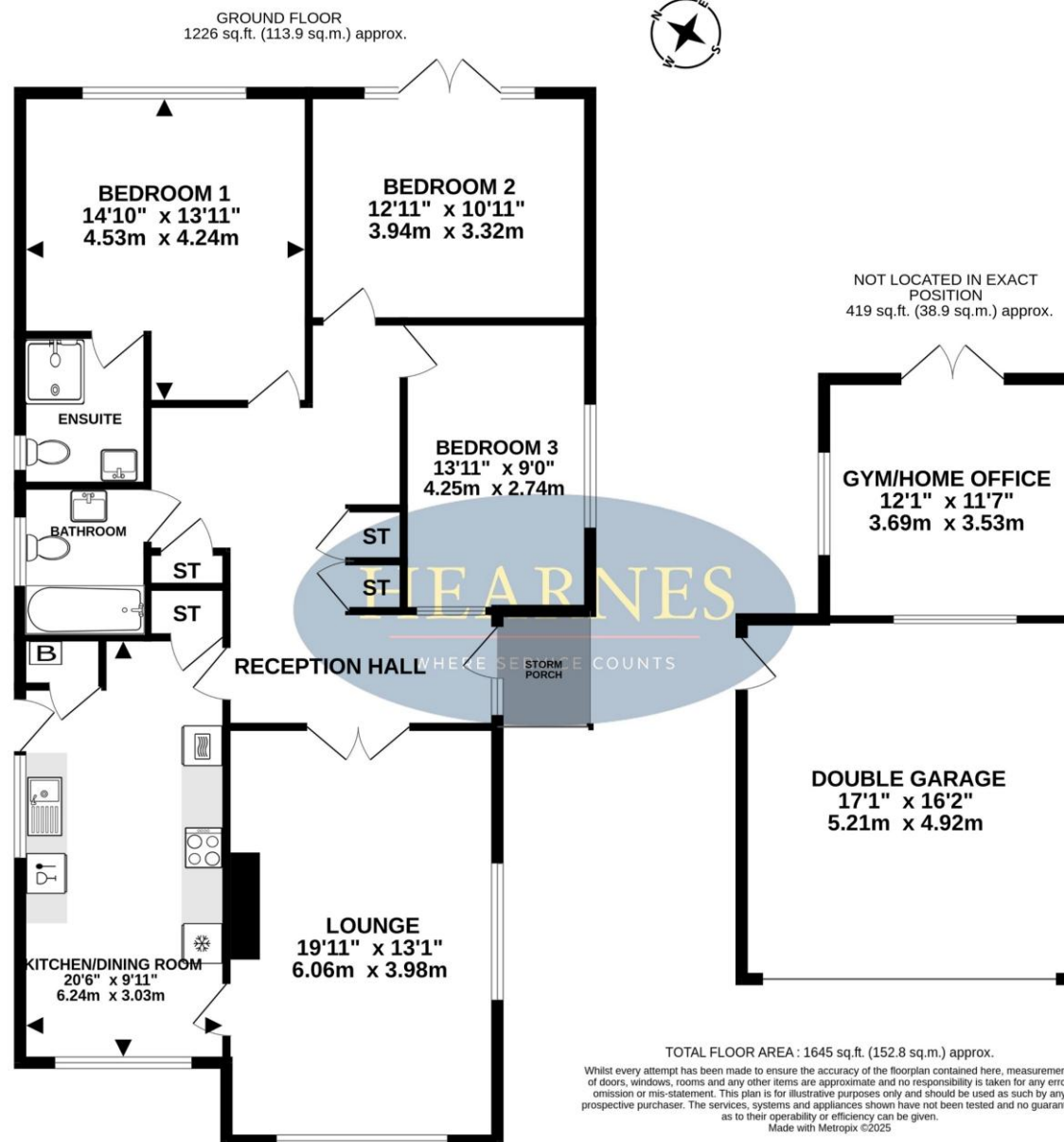
- **A beautifully finished and recently modernised three double bedroom detached bungalow with a secluded garden and double garage approximately 600 metres from Ferndowns town centre**
- Spacious 15' x 13' **reception hall** with coat cupboard, linen cupboard and store cupboard
- 20' Stunning and dual aspect **kitchen/dining room**
- The **kitchen area** has been beautifully finished with extensive quartz worktops with matching upstands and inset sink. There is an excellent range of integrated high quality Bosch appliances to include induction hob, oven, combi oven, fridge freezer and a dishwasher. Cupboard housing a newly installed gas fired boiler, larder cupboard, double glazed window and door leading out onto the side path
- The **dining area** has ample space for dining table and chairs and a picture window offering a pleasant outlook over the front garden
- 19' Light and spacious **lounge** which enjoys a dual aspect. An attractive focal point of the room is a living flame log effect contemporary electric fire with TV recess above, display recess, double doors leading through into the reception hall
- **Bedroom one** is a generous sized double bedroom enjoying a view over the rear garden
- Luxuriously appointed and spacious **en suite shower room** incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom which could be used as a reception room as it has double glazed French doors leading out into the private rear garden
- **Bedroom three** is also a large double bedroom with a double glazed window to the side aspect
- **Family bathroom** beautifully finished in a stylish white suite to incorporate a panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: E**







AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese 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.





## Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 40' x 55' and is fully enclosed. Adjoining the rear of the property there is a paved patio area with a paved path which continues round a central area of lawn and within the garden there are many attractive mature plants and shrubs. Adjoining the rear of the garage there is a **home office/gym** with light and power and double glazed French doors. Adjoining this outbuilding there is a further area of large paved patio
- Detached **double garage** has a newly replaced remote control roll up and over door, light and power, space and plumbing for washing machine, side personal door
- Block paved front **driveway** provides generous off road parking and in turn leads up to a detached double garage. There is a good sized area of well kept front lawn bordered by well stocked flower beds
- **Further benefits** include newly installed double glazing, UPVC fascias and soffits and a newly installed gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown has a championship golf course on Golf Links Road. The clubhouse to the golf course is located approximately 600 metres away.



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