



HEARNES

WHERE SERVICE COUNTS

Stanfield Road, Ferndown
Dorset, BH22 9PA



FREEHOLD PRICE

£450,000

This superbly appointed detached bungalow is located in a prime position towards the head of a cul-de-sac within convenient access of Ferndown town centre, regular bus routes and access to Ferndown Common and the Leisure Centre.

The well-presented accommodation comprises three bedrooms served by an en-suite and stylish refitted shower room, a spacious living room with feature gas flame effect fire and patio doors to the attractive rear garden and a fitted kitchen/breakfast room.

Other benefits include gas central heating, double glazing, separate utility room, integral garage access, driveway parking for several vehicles and a superbly maintained private rear garden with level lawn and mature boundary hedges.

- **Convenient covered entrance lobby** - solid wood glazed front door to;
- **Entrance hall** – quality Karndean style flooring throughout, hatch to loft, door to cupboard housing water tank with slatted shelving, further cloaks cupboard and integral access to the garage
- **Kitchen/breakfast room** – well appointed fitted modern kitchen comprising a range of base and wall mounted units with adjoining worktops which continue round to form a breakfast bar, tiled splashbacks, tiled flooring, integrated oven and inset Neff four ring gas hob with extractor hood above, integrated and concealed fridge, dishwasher and one and a half bowl sink unit with mixer taps and window above enjoying delightful views over the well-maintained rear garden
- **Utility room** – range of white gloss base and wall-mounted units, circular sink unit with mixer tap, space, power and plumbing for appliances and wall-mounted Worcester gas boiler, extractor fan, continuation of tiled flooring and a door to the side giving access to the front and rear
- **Living room** – well proportioned with patio doors overlooking and giving access to the rear garden, centrally positioned feature stone mantle and hearth with inset gas flame effect fire
- **Bedroom one** - window to the front aspect, range of bespoke fitted wardrobes and dressing table
- **En-suite shower room** – well-presented matching suite with tiled walls and flooring and a walk in one and a half width shower cubicle with glazed shower screen and wall-mounted shower unit with rainfall shower above, WC, wash hand basin, opaque window to the side, extractor fan
- **Bedroom two** – window to the side aspect
- **Bedroom three** – window to the side aspect
- **Main shower room** – stylish refitted modern suite comprising dual width walk in shower cubicle with glazed screen, overhead rainfall shower, vanity unit with inset wash hand basin and WC, window, tiled walls and flooring and a chrome heated towel rail
- Front paved driveway providing **parking for two to three vehicles**
- **Garage** with an up and over door, integral access, power and lighting
- The **rear garden** is a particular feature due to its secluded mature outlook measuring approximately 65ft x 37ft, patio, well-tended hedging, timber fencing and side access.

COUNCIL TAX BAND: E

EPC RATING: C

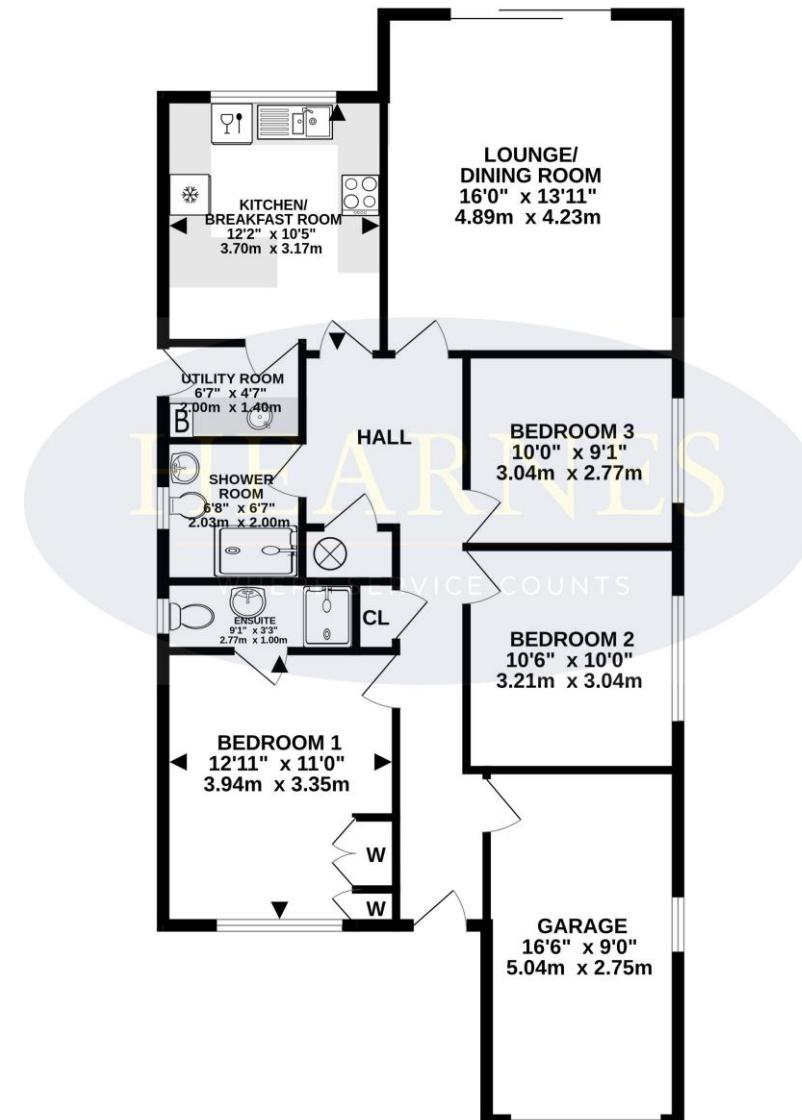
“Delightful detached bungalow in a cul-de-sac location, with garage and well-maintained gardens”



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TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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