

Willow Way, Ferndown BH22 9SR

£580,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

Positioned in a quiet and highly sought after no-through road in Ferndown, this three-bedroom detached bungalow occupies an incredibly wide plot and has a beautifully landscaped south facing rear garden. The property has enjoyed many recent improvements which include a newly fitted contemporary kitchen and is presented to the market in first class order throughout. We feel this is a lovely home that would be ideal for buyers who are looking to enjoy a sense of privacy in a quiet cul-de-sac location.



Key Features

- Enclosed porch opening to an entrance hallway
- Living room with doors opening to the garden
- Contemporary newly fitted kitchen
- Principal bedroom with en-suite shower room
- Two further bedrooms (one in use as a dining room)
- Modern fully tiled main bathroom
- Landscaped gardens with numerous entertaining areas
- Generous off-street parking and detached garage
- Presented in first class order throughout
- Quiet location in a highly sought after area



About the Property

On approaching the property there is a driveway to the side that leads to the single garage. There is level access to the property from the garage level which means the property can enjoy an elevated positioning whilst still being suitable for buyers wanting limited steps to access their home.

Once inside, there is a centrally positioned hallway with a considerable amount of storage courtesy of a large double cupboard. Our clients have actually introduced a further storage cupboard which is incredibly deep, and this could prove ideal for buyers who are downsizing but still require a generous amount of storage.

The living room is a stunning room with feature fireplace and doors open directly to the rear garden and this creates a wonderfully green and private backdrop to the room. Our clients recently introduced a contemporary fitted kitchen which has an incredibly well considered design - this comes as no surprise as our client is a fully trained chef! There is a huge amount of preparation work surface, and the extra width induction hob is perfectly positioned, making this a true cook's kitchen. There's also a really handy door to the side of the property which is great for unloading the car after the 'supermarket shop'.

The principal bedroom has a full width bank of fitted wardrobes and enjoys its own modern en-suite shower room. The second bedroom again has large, fitted wardrobes and is sensibly positioned close to the main bathroom. The third bedroom is currently in use as a dining room, and this is a lovely room as our clients have introduced sliding doors that open to the wonderful private rear garden.

So, then we head outside, and the property keeps on giving with an absolutely beautiful rear garden. Whilst the garden is a generous size courtesy of the extra wide plot, it has actually been designed to be a low maintenance garden – basically it's as much or as little as you would like to do. There's a secondary garden area that nestles under a mature tree and there is a seating area here which is perfect for sundowners or barbeques. The garden has a considerable amount of entertainment space, ideal for lounging or alfresco dining. With a southerly aspect, complete privacy and direct level access to the detached garage (which has an electric door), the outside space of this property in our view is perfect.

So there we have it, a really beautiful home that has been much loved and improved by our clients and one we're sure will be of great appeal to buyers who appreciate a little bit of peace and quiet and a fantastic address.

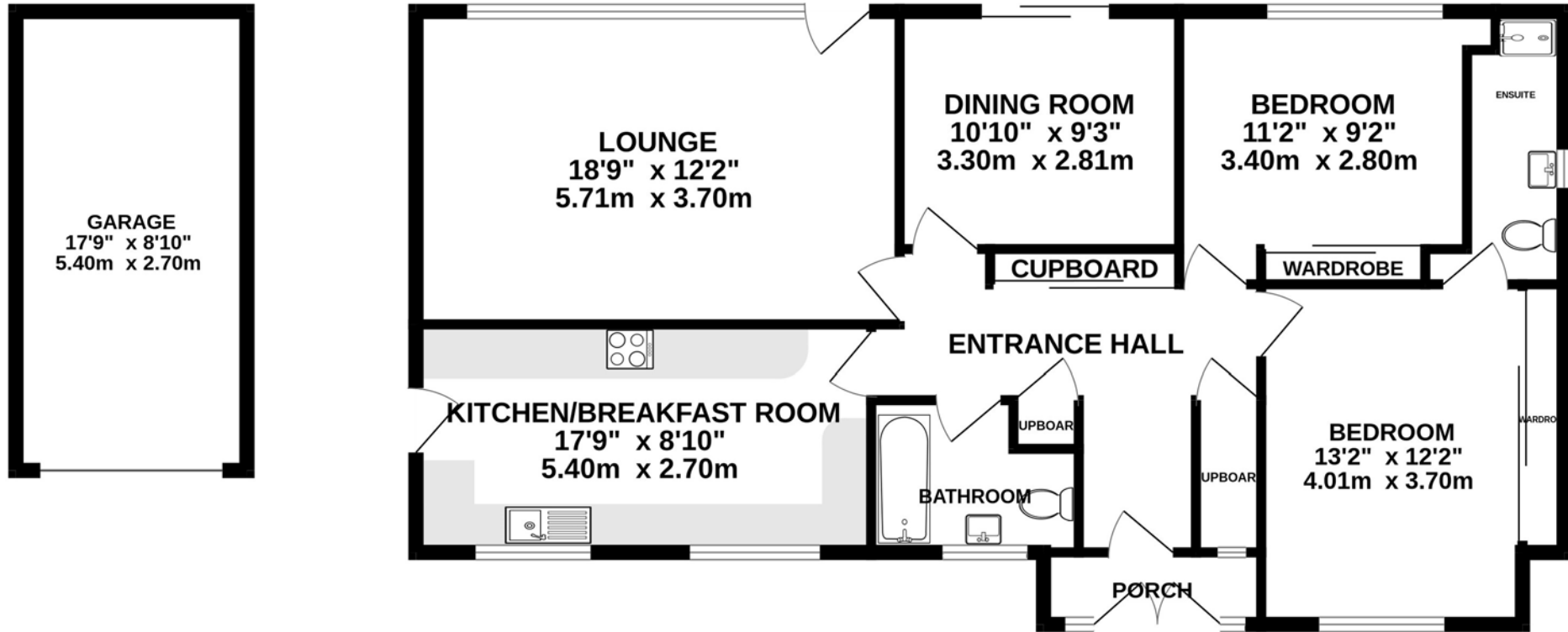
Tenure: Freehold

Council Tax Band: E



GROUND FLOOR

1142 sq.ft. (106.1 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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About the Location

Willow Way is a residential road within easy reach of the town centre of Ferndown. The town offers a good range of shops, leisure facilities, cafes, restaurants and a championship golf course. Excellent road links provide convenient access to the larger coastal towns of Bournemouth, Christchurch and Poole, with their beautiful beaches (approx. 10 miles south), and the easily accessible A31 provides links to the historic market towns of both Wimborne and Ringwood and also the beautiful New Forest (approx. 6 miles east) offering thousands of acres of natural heath and woodland. Southampton is approximately 25 miles east (via the M27). There are airports at both Southampton and Bournemouth.

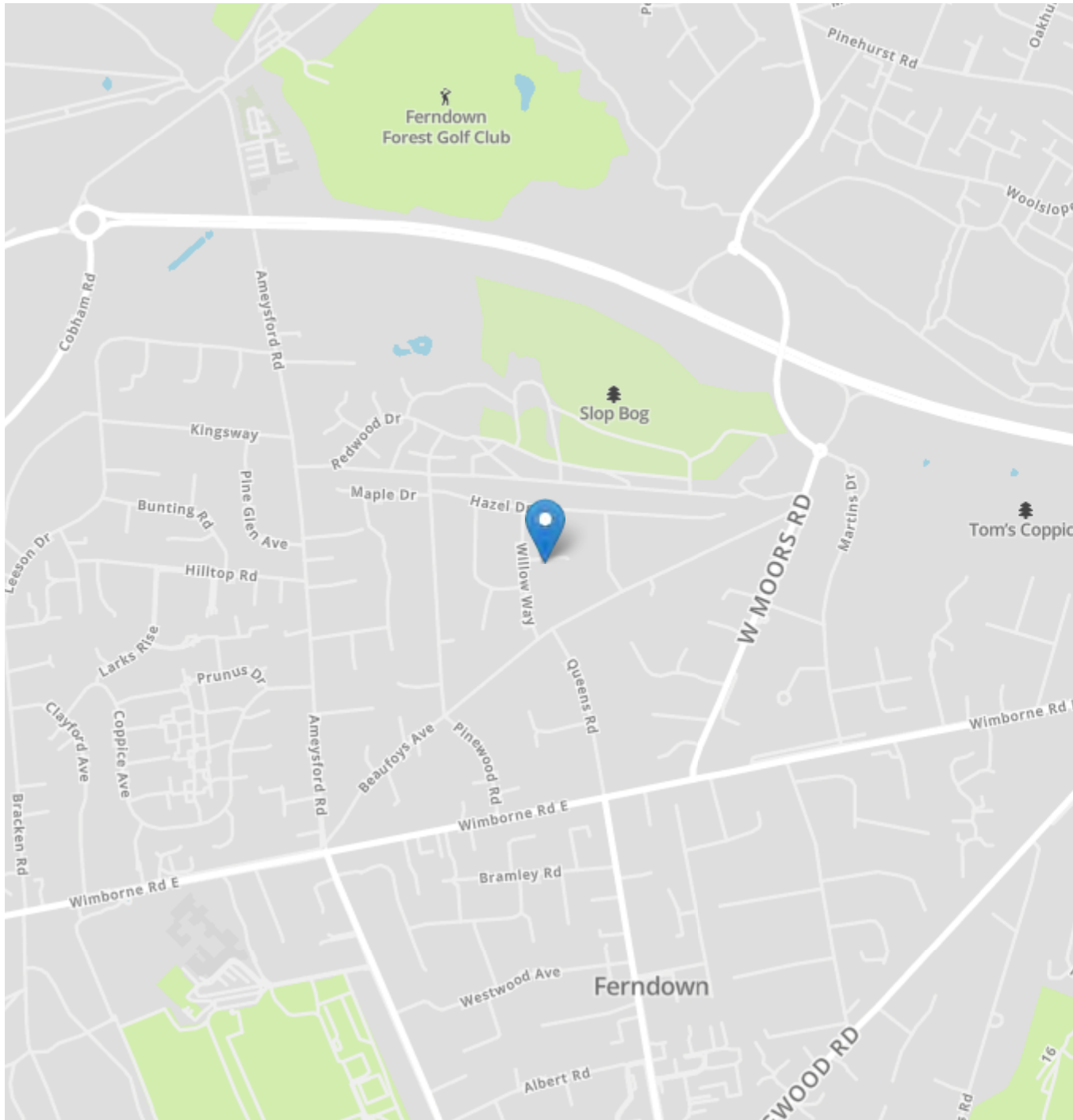



About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 25 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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