



Bunting Road
Ferndown, Dorset, BH22 9QZ

FREEHOLD PRICE

£365,000

“Stylish open plan kitchen & dining space, converted garage/office room and landscaped gardens perfect for family living”

This superbly appointed and well maintained semi-detached house provides wonderful open plan living space together with three first floor bedrooms served by a modern refitted bathroom. In the form of a modern fitted kitchen with breakfast bar dividing the living dining area with patio doors to the garden and a spacious living room. Other benefits include a particularly converted garage which now has an office/reception room with door to the rear garden and a remaining section of the garage for storage.

The property is situated in a prime location within easy reach of popular schools, regular bus routes and Ferndown centre, nearby Wimborne and access to the A31 commuter routes

Ground floor:

- **Entrance hall** with stairs to the first floor and door to the converted garage room
- **Living room** with double glazed window to the front aspect, wood laminated flooring throughout running into the
- **Dining/family area** with double glazed doors giving access to and overlooking the rear patio and garden open plan to the
- **Kitchen** fitted in a range of modern floor mounted units, dividing breakfast bar, ceramic 1 ½ bowl sink unit with double glazed window above, integrated oven and four ring gas hob with extractor above, wall mounted boiler, space and plumbing for dishwasher access to the utility room
- **Utility room** with worktop, power and plumbing for utilities, cupboards double glazed door and window to rear aspect
- **Office/reception room**, fully converted with single door to section of storage remaining at the front, double glazed window and door to the garden

First floor:

- **Bedroom one** is well presented with double glazed window to the front
- **Bedroom two** with double glazed window to rear aspect
- **Bedroom three** with a bespoke fitted single bed and double glazed window to the front aspect
- **Bathroom** – modern refitted white suite comprising panelled bath with shower attachment and glazed screen, tiled walls and contrasting flooring, vanity inset wash hand basin, low level WC, opaque double glazed windows, heated towel rail

Outside:

- **The driveway** provides parking for up to three vehicles
- An up and over door gives access to a reduced section of **garage**
- **The rear garden** has been thoughtfully landscaped with section of recently laid patio steps which lead up to a gate and trellis fencing with level lawn currently set up as a secure children’s play area with timber treehouse, swings and slide enclosed entirely by wood panelled fencing.
- **Further benefits include:** double glazing and a gas fired heating system

Ferndown offers an excellent array of shopping, leisure and recreational facilities. Ferndown’s town centre is located just over half a mile away.

COUNCIL TAX BAND: C

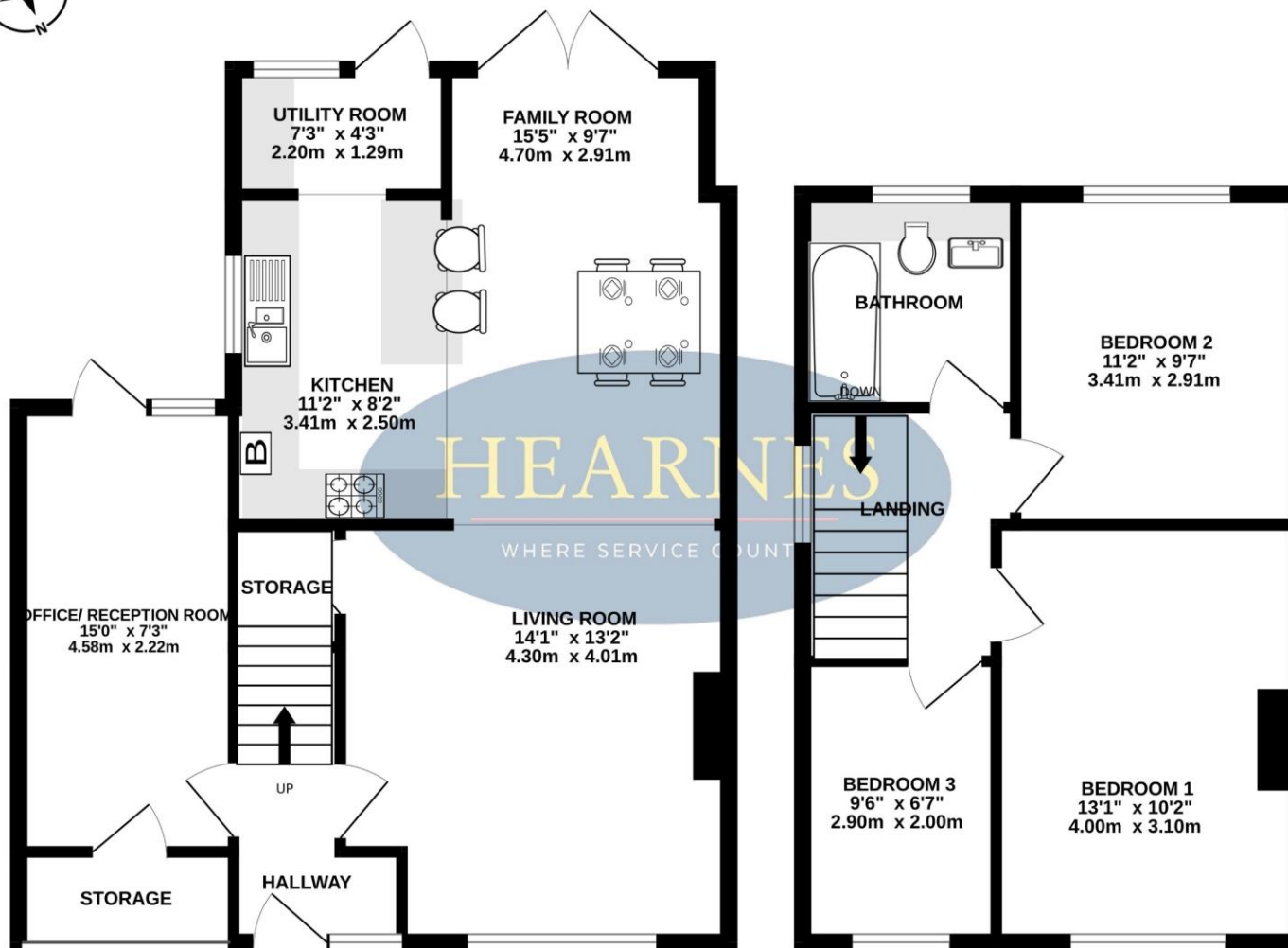
EPC RATING: D

AGENTS NOTE: 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.



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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