

# New Road

Ferndown, Dorset BH22 8EX





***“A superbly positioned and extremely spacious 1,900 sq ft bungalow occupying a secluded plot measuring 0.25 of an acre approximately 300 metres from the town centre”***

**FREEHOLD GUIDE PRICE £685,000 - £700,000**

A rarely available and extremely spacious four double bedroom, one bathroom, one shower room detached bungalow with a newly constructed double glazed conservatory overlooking a secluded rear garden, a large enclosed front garden, detached single garage and driveway providing generous off road parking occupying a secluded plot measuring 0.25 of an acre approximately 300 metres from the town centre.

This immaculately presented and superbly positioned 1,900 sq ft bungalow is tucked away in a peaceful yet sought after and convenient location approximately 300 metres from Ferndown’s town centre.

- **1,900 sq ft Four double bedroom detached bungalow in the heart of Ferndown’s town centre**
- **34ft Impressive reception hall**
- 27ft Light and spacious, **dual aspect lounge**. An attractive focal point of the lounge area is an exposed stone open fireplace with a double glazed picture window overlooking the front garden
- **The dining area** has ample space for dining table and chairs and a double glazed window to the side aspect
- Refitted, modern **kitchen** comprising of extensive stone worktops and matching upstands, integrated four ring Neff gas hob with extractor canopy above, integrated Neff double oven and combination oven, Neff dishwasher, space for American style fridge/freezer, a breakfast bar, Karndean flooring, larder cupboard, double glazed window overlooking the rear garden and double glazed door leading out into the conservatory
- **The conservatory** has been recently constructed, is fully double glazed, has Karndean flooring, has a radiator allowing for this room to be used all year round, and has double glazed doors leading out into the rear garden and patio
- **Bedroom one** is an extremely spacious double bedroom enjoying views over the front garden and benefitting from two fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom two** is also a generous size double bedroom with a double glazed window to the side aspect
- **Bedroom three** is again a double bedroom with a double glazed window to the front aspect and fitted floor to ceiling wardrobes with mirrored sliding doors
- **Bedroom four** is also a double bedroom and is currently being used as a sitting room and has fitted wardrobes with mirrored sliding doors and cupboards above and double glazed French doors leading out onto a front paved patio area
- **Shower room** refitted in a stylish white suite incorporating a large walk-in shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor
- Spacious and recently refitted **family bathroom** incorporating a good size shower cubicle, with chrome raindrop shower head and separate shower attachment, oversized panelled bath, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls

**COUNCIL TAX BAND: F**

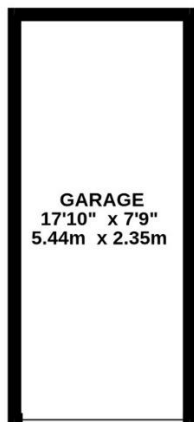
**EPC RATING: D**





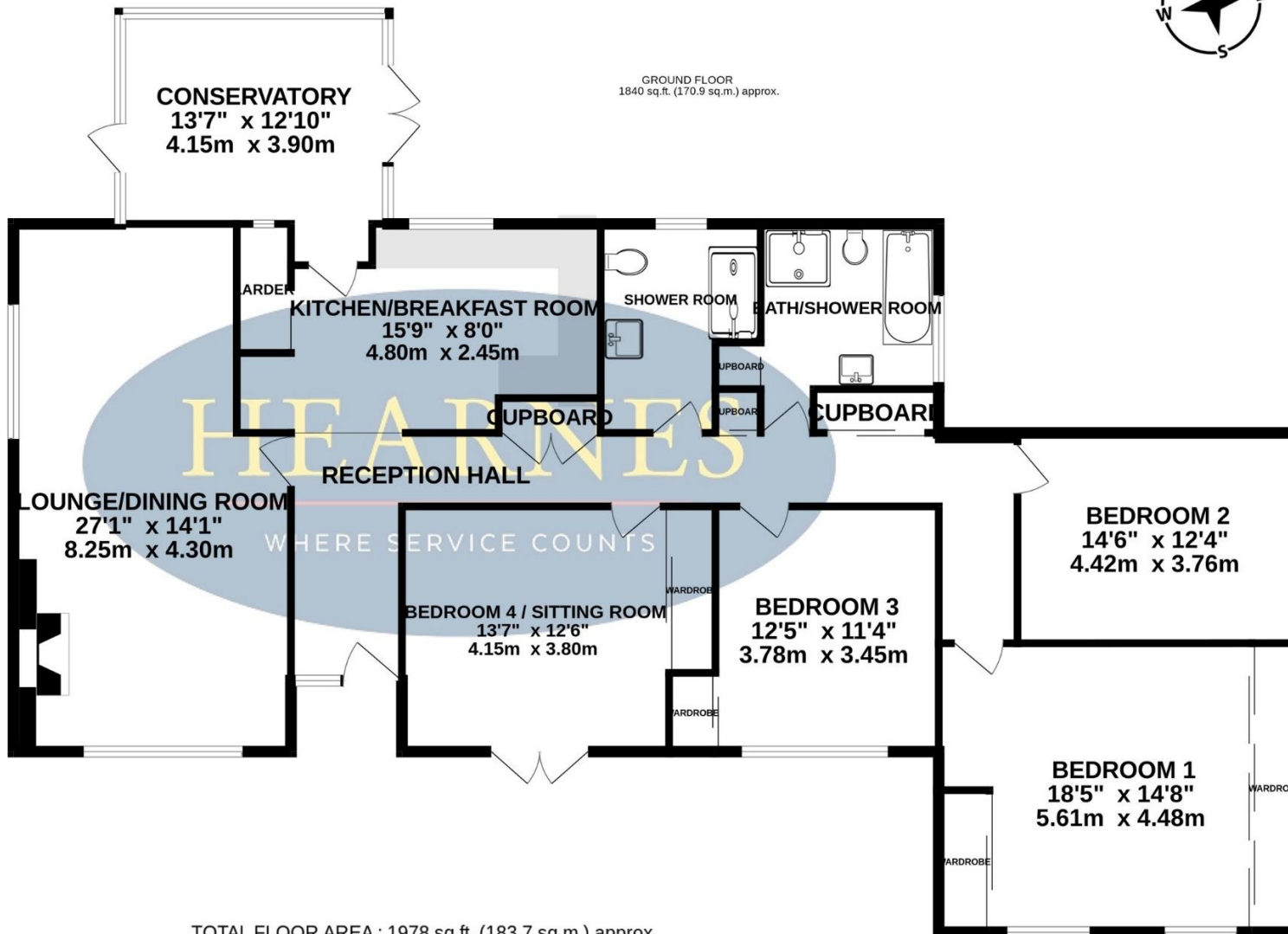


NOT LOCATED IN THE EXACT POSITION  
138 sq.ft. (12.8 sq.m.) approx.



**CONSERVATORY**  
13'7" x 12'10"  
4.15m x 3.90m

GROUND FLOOR  
1840 sq.ft. (170.9 sq.m.) approx.

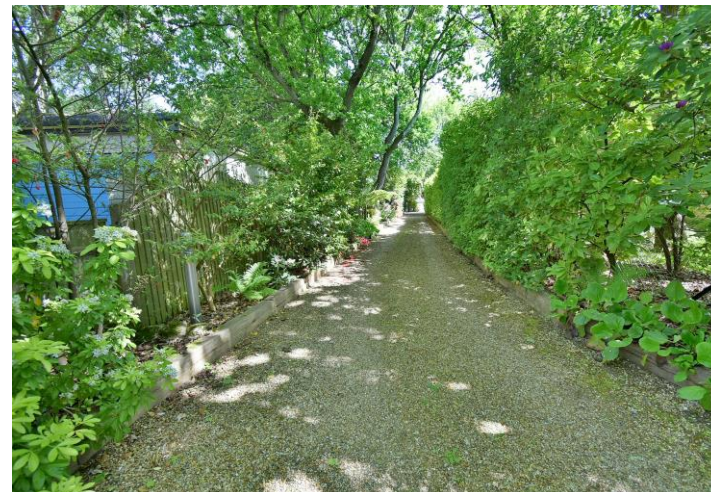


TOTAL FLOOR AREA : 1978 sq.ft. (183.7 sq.m.) approx.

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 Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





## Outside

- There is a good sized area of **front garden** measuring approximately 115 ft x 45 ft which offers an excellent degree of seclusion and faces a southerly aspect
- Adjoining the front of the property there is a lower level Indian sandstone **paved patio** with electrically operated pull-out sun canopy. Steps lead up to a higher level of paved patio where there is a covered front entrance into the property
- There are two areas of well kept front lawn, a **water feature, summerhouse and a small garden shed**. The front garden is stocked with many attractive ornamental plants and shrubs and is fully enclosed
- The **rear garden** measures approximately 90 ft in width and is fully enclosed
- Adjoining the rear of the property there is a **paved patio area** with side gates located on both sides of the property. Also within the rear garden there is a **large timber storage** shed and a small area of further enclosed cottage garden with fruit trees
- The property is approached via a 180 ft gravelled driveway which continues round to a further area of gravelled driveway which provides generous off road parking to include space and parking for caravan or motor home which, in turn, leads up to a detached single garage
- **Detached single garage** has light and power and a metal up-and-over door
- **Further benefits include;** double glazing and a gas fired heating system

Ferndown has a Championship Golf Course on Golf Links Road. The clubhouse of the golf course is located approximately 800 metres away. Ferndown itself offers an excellent range of shopping, leisure and recreational facilities.



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