

Woodside Road

Ferndown, Dorset, BH22 9LD



HEARNES

WHERE SERVICE COUNTS



“Very well proportioned detached bungalow occupying a plot of 0.21 of an acre with detached double garage/workshop”

FREEHOLD GUIDE PRICE £650,000

This superbly maintained detached bungalow comprises three double bedrooms, en-suite and family bathroom, spacious dual aspect lounge, separate dining room, substantial conservatory and a modern fitted kitchen. The property occupies an impressive 0.21 of an acre plot with landscaped gardens to the front, side and rear, in a convenient location only 50 yards from regular bus routes and access to Ferndown town centre shops, doctors, supermarket and access to the A31 commuter routes to Wimborne and the M27.

Other benefits include a reception hallway and storm porch, double glazing, gas central heating, cloakroom WC, substantial detached double garage/workshop and driveway parking for several vehicles including storage of a motorhome through secure timber gates.

- **Step** up to a high quality double glazed door into the entrance porch
- **Entrance porch** with further double glazed door and windows to the entrance hall
- **Entrance hall** - L-shaped with hatch to the loft, double cupboard housing a hot water tank and further double cupboard with cloak storage
- **Kitchen** – Modern fitted kitchen with extensive range of base and wall-mounted units, integrated raised Zanussi double oven, four ring gas hob, extractor and a Franke monobloc 1 and a half bowl sink unit and window above overlooking the rear garden, fitted water softener, integrated washer/dryer, tiled splashbacks and a door giving access to the rear courtyard patio and a further door leading through to the dining room
- **Dining room** – Raised bay window to the side aspect, double doors to the living room and double glazed doors to the conservatory
- **Conservatory** - Well-proportioned, enjoying a triple aspect, with French doors to the garden and polycarbonate vaulted roof with ceiling fan
- **Living room** – Spacious dual aspect room with raised bay window to the front and sliding double glazed patio doors giving access to and overlooking the garden, Purbeck stone fireplace, mantel and stone hearth with TV point and a door to the hallway
- **Bedroom one** - raised bay window to the front, a range of fitted wardrobes with mirror fronted doors and a door to en-suite shower room
- **En-suite shower room** – fully tiled throughout, with dual width shower cubicle, WC, wash hand basin and window
- **Bedroom two** – window to the rear aspect and fitted wardrobe with sliding mirror front doors
- **Bedroom three** – window to the rear aspect and fitted wardrobe with mirror front sliding doors
- **Bathroom** – Modern white suite comprising panelled bath with folding shower screen, vanity unit with inset wash hand basin and window
- **Separate cloakroom** – WC, wash hand basin and window

COUNCIL TAX BAND: F

EPC RATING: D



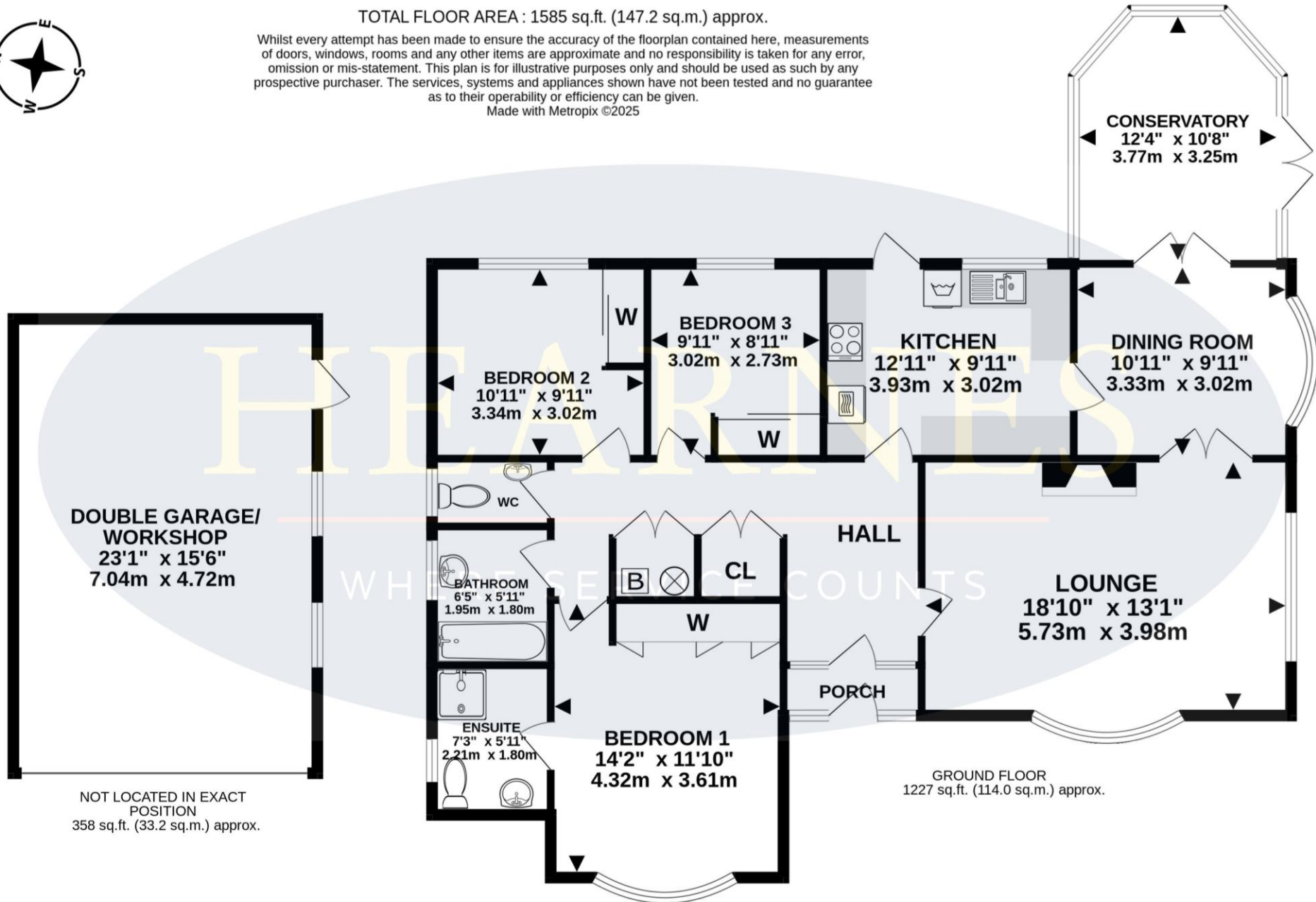




TOTAL FLOOR AREA : 1585 sq.ft. (147.2 sq.m.) approx.

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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NOT LOCATED IN EXACT POSITION
358 sq.ft. (33.2 sq.m.) approx.

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 **surrounding gardens** are a particular feature of the property providing seclusion behind mature well tended hedging. There is a section of lawn that extends across the front to one side with raised landscaped shrub borders, seating area and secluded patio. Adjacent to the rear of the property there is a paved patio and an area of storage with additional timber sheds and side access
- 23ft 1in x 15ft 6in Detached **double garage** with internal power, two windows and a side door

Ferndown's town centre is located approximately $\frac{1}{2}$ a mile away with its array of shops, cafes, leisure and recreational facilities.



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