

Whincroft Drive

Ferndown, Dorset BH22 9LJ



HEARNES

WHERE SERVICE COUNTS



“Exceptional detached bungalow, extended to provide stunning open plan living with landscaped, 70ft south facing garden in a prime location”

FREEHOLD PRICE £750,000

This superbly appointed detached bungalow has been thoughtfully extended and modernised to an extremely high specification with attention to detail throughout.

The property is nestled within a mature plot at the head of a sought after cul-de-sac adjacent to protected green space offering seclusion and privacy.

The accommodation maintains a high standard of décor and high tech features throughout comprising; four bedrooms served by a luxurious en-suite, family bathroom with free standing bath and walk-in shower, Porcelanosa tiling and underfloor heating, in-wall electric toothbrush chargers, two of the bedrooms having double glazed French doors to the garden together with an impressive open plan living room, bespoke kitchen (fitted in 2022) with Zenith heatproof worktops, island unit breakfast bar and built-in appliances and porcelain floors seamlessly flowing into the dining area with multiple bi-fold doors set beneath a large lantern window all taking full advantage of the southerly aspect light and views.

Other benefits include:

- Full gas central heating from a Vaillant boiler (2022)
- High spec ‘stretch ceilings’ for warmth and resilience
- Complete LED lighting wirelessly controlled
- Full fibre (zero copper cabling) currently 1,000 mbps
- Built-in multi-room speaker system connected to Alexa
- Integrated fridge/freezer, dishwasher, wine cooler, warming drawer
- LED multi-coloured lighting and plugs with USB points
- External remote feature lighting and water feature
- Luxury ‘Whirlpool’ hot tub (included) self-cleaning, serviced yearly
- Additional hobbies room with space for multiple uses

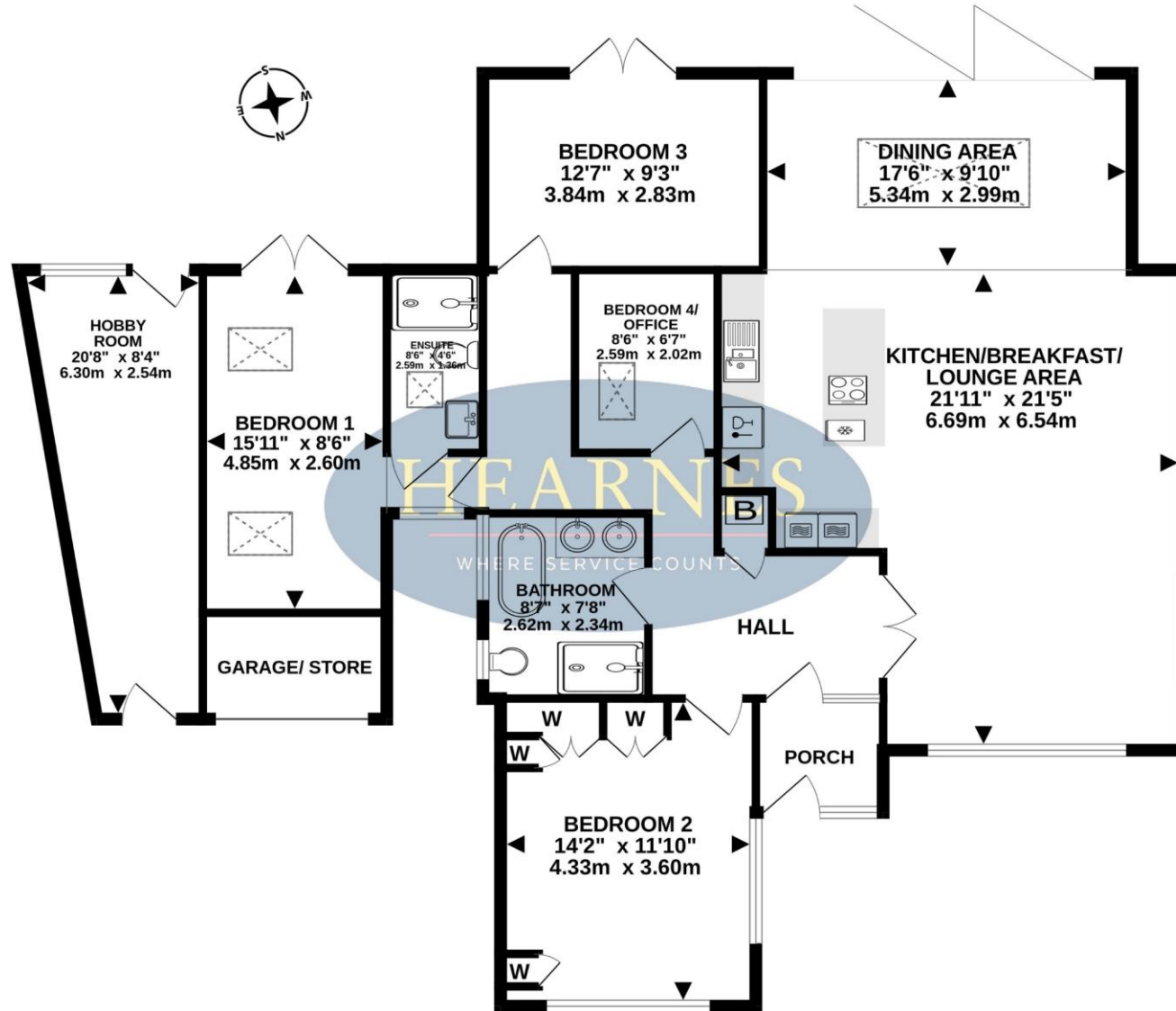
COUNCIL TAX BAND: E

EPC RATING: C





GROUND FLOOR
1524 sq.ft. (141.6 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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

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

- **Front.** The hardstanding driveway provides parking and turning space for several vehicles with a landscaped section of lawn with water feature, door to hobbies room and single door to garage
- **Garage/store** up and over door to a section of secure storage with power and lighting
- **Rear garden** measuring 70ft x 65ft. A wonderful feature of the property providing a secluded area for entertaining and al-fresco dining enhanced by a southerly aspect, a level section of lawn ideal for young families with mature hedging, timber fencing and raised borders dividing the tiled section of patio that leads to an outdoor kitchen beneath a covered pergola with worktop, sink, feature wall and carved wooden bar area to the luxury 'Whirlpool' hot tub (to be included) perfectly situated overlooking the garden. Within the garden there is a shed and greenhouse. There is a wooded area to one side of the bungalow that is maintained by the council and is designated permanent green space



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne