



Bunting Road  
Ferndown, Dorset, BH22 9QZ



# FREEHOLD GUIDE PRICE

## £375,000

*“A generous sized family home with a good sized private garden in a popular location”*

This well presented and generous sized three/ four double bedroom semi-detached family home has a 45ft enclosed rear garden, converted garage and driveway.

The property has had a number of improvements which include a converted garage which has created an additional reception room/bedroom. The property also enjoys a popular location within Ferndown.

- **A generous sized three/ four double bedroom semi-detached family home**

**Ground floor:**

- **Entrance porch**
- 22' Dual aspect **lounge** with a feature fireplace, double glazed window overlooking the front garden and double-glazed French doors leading out into the conservatory
- The **conservatory** is fully double glazed and has a radiator allowing this room to be used all year round
- **Kitchen** incorporating rolltop worksurfaces, base and wall units, recess for cooker, fridge freezer, recess and plumbing for washing machine, double glazed window overlooking the rear garden and double-glazed door giving access
- **Dining room/bedroom four** (former garage) which can also be used as an additional bedroom has a double-glazed window to the front aspect and a cupboard housing a wall mounted gas fired boiler

**First Floor:**

- **Three double bedrooms**
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, wall mounted wash hand basin
- Separate **cloakroom** with WC

**Outside:**

- The **rear garden** is fully enclosed, measures approximately 45ft x 25ft
- Adjoining the rear of the property there is a patio and a path which leads round to a side gate. The remainder of the garden is predominantly laid to lawn. Within the garden there are two useful timber storage sheds
- A front **driveway** provides off road parking for approximately 2 vehicles
- Further benefits include: double glazing and a gas fired heating system

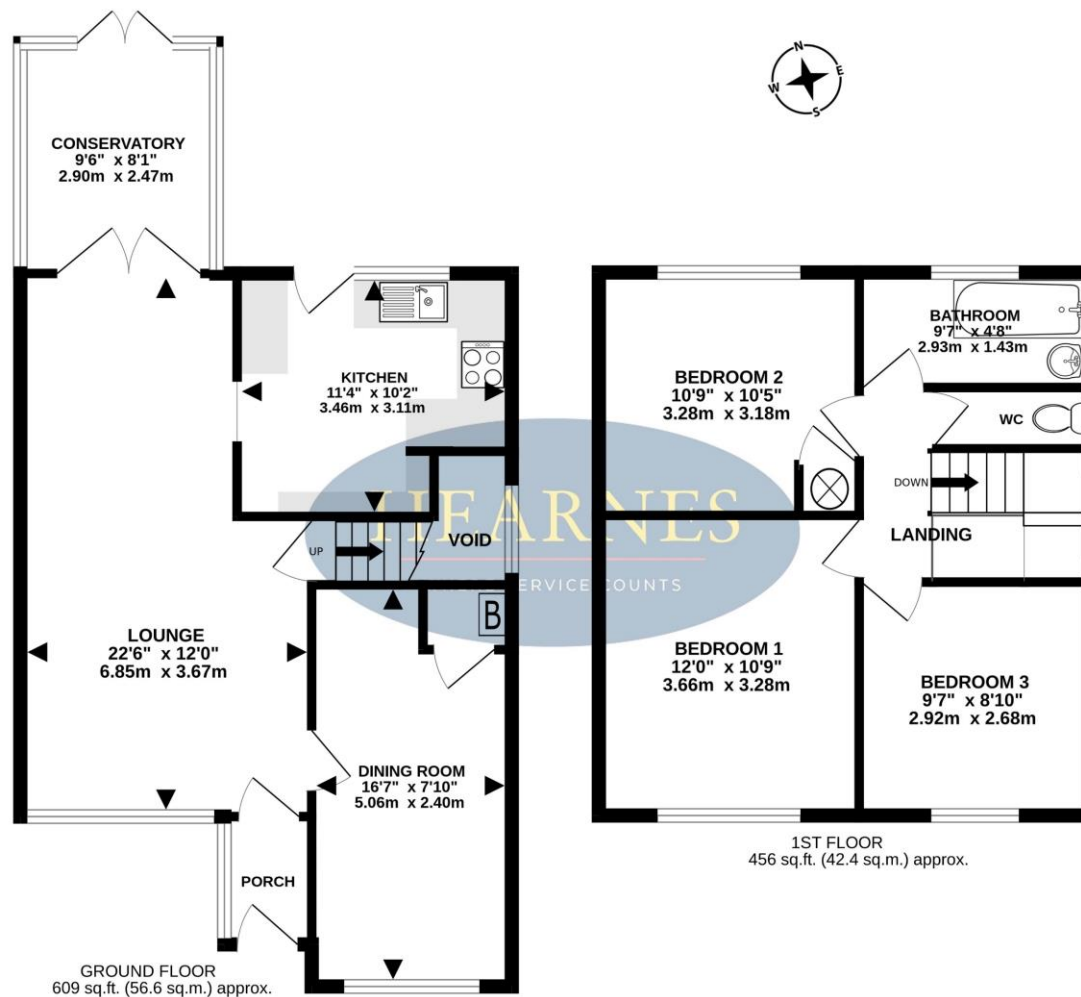
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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