



**HEARNES**  
WHERE SERVICE COUNTS

Hillcrest Avenue  
Ferndown, Dorset, BH22 9QR

# FREEHOLD GUIDE PRICE

## £475,000

***“Versatile detached bungalow occupying a well proportioned plot ideal for gardeners situated in a convenient location and private close”***

This detached bungalow is set off the main Ameysford Road in a quiet, private cul-de-sac less than half a mile from Ferndown’s town centres, shops and amenities on a regular bus route close to a convenience store.

The accommodation comprises three bedrooms, two of which are doubles and one that is located off the breakfast room and is ideal for multiple uses served by a bathroom, a spacious living room with laminate flooring to the open plan fitted kitchen/breakfast room and double glazed conservatory making full use of elevated views over the rear garden.

Other benefits include gas central heating, double glazing, detached workshop and hobbies room, covered car port, in and out driveway parking for several vehicles and a wonderful landscaped garden with several seating areas and elevated patio.

- **Entrance hall**
- **Living room** with double glazed window to front aspect, recess displays, additional window, wood laminate flooring
- **Kitchen/breakfast room** with modern white gloss base and wall mounted units with adjoining worktops, integrated and raised oven and grill, sink unit with double glazed window above overlooking the garden, space and plumbing for dishwasher and washing machine, quality laminate flooring continuing into the breakfast/dining area with double glazed window and double glazed door to the conservatory
- **Conservatory** with full length double glazed windows and doors with angled polycarbonate roof with views over the garden
- **Bedroom three/reception room**, dual aspect with door to side garden. This multi-use room is ideal as office/hobbies room
- **Bedroom one** double glazed window to front aspect
- **Bedroom two** double glazed sliding patio doors to an elevated terrace with a range of built-in wardrobes
- **Bathroom** fitted in a matching white suite comprising panelled bath with wall mounted shower, vanity unit with inset wash hand basin, low level WC, opaque double glazed window and tiled walls
- **Front garden** with mature hedging screening the bungalow
- **Driveway** providing parking for several vehicles
- **Car port**
- **The rear garden** has two separate outbuildings used as a **store/workshop** and a **hobbies/office room** with full power and lighting. There are steps down to various sections of the garden stocked with shrub and flower borders, level lawn, timber shed on a raised concrete base, ornate fish pond with overhead pergola and a mature backdrop of hedging providing a private sunny aspect

**COUNCIL TAX BAND: C**

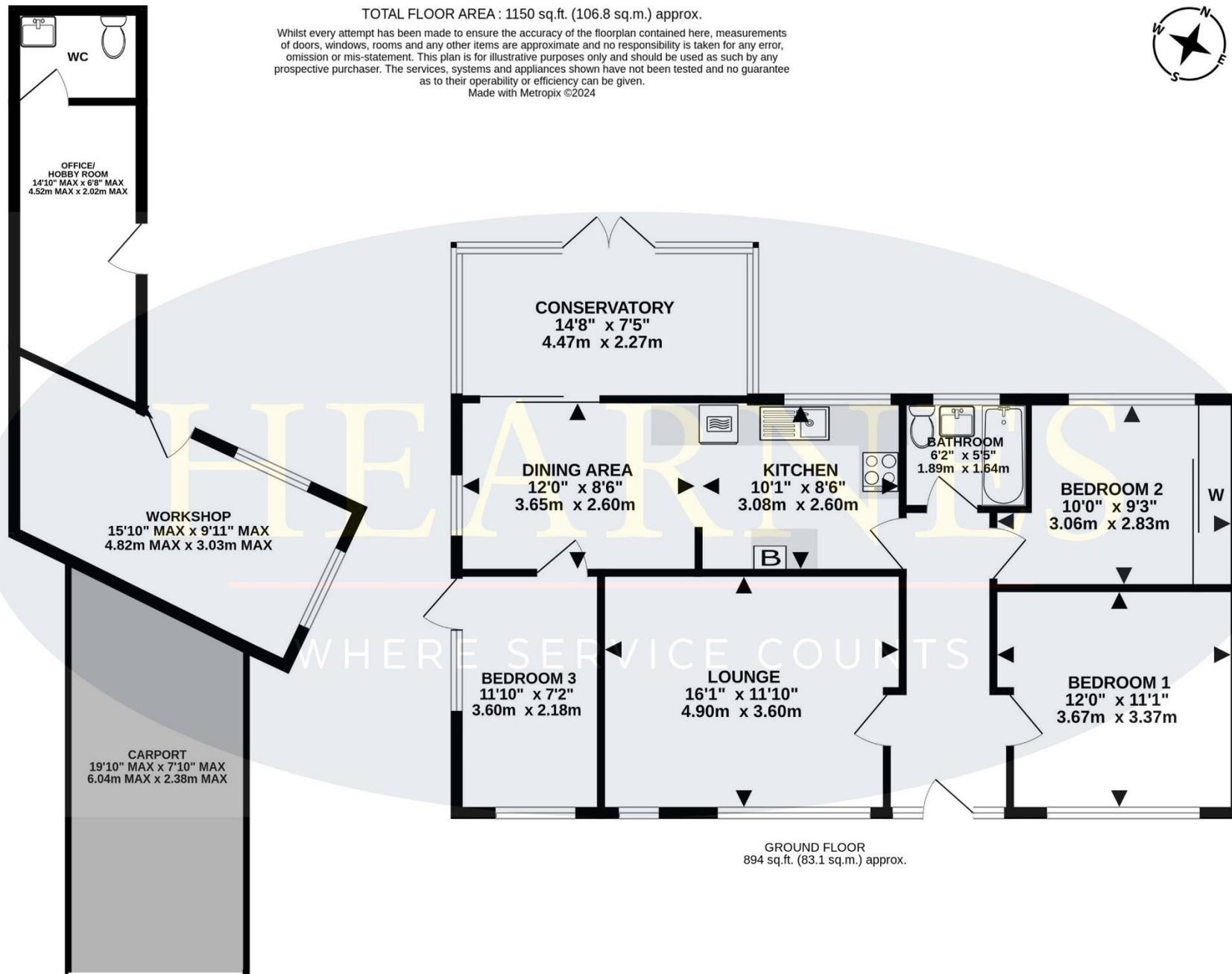
**EPC RATING: D**

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.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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  
256 sq.ft. (23.7 sq.m.) approx.

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