

Martins Drive

Ferndown, Dorset BH22 9SQ



HEARNES

WHERE SERVICE COUNTS



“An extended and deceptively spacious bungalow with two detached outbuildings, occupying a secluded, westerly facing plot measuring 0.22 of an acre”

FREEHOLD PRICE £625,000

This deceptively spacious and extended three bedroom, one bathroom, one shower room, two reception room detached bungalow has a 100 ft secluded, west facing rear garden, two detached outbuildings, (currently used as a games room and home gym), a 20ft garage and driveway providing generous off road parking, whilst occupying a secluded, westerly facing plot measuring 0.22 of an acre.

This light and spacious bungalow is arranged with the principal rooms overlooking a 100 ft secluded, west facing rear garden. At the far end of the garden there are two detached outbuildings currently used as a games room and home gym. Another added benefit of the bungalow is a generous size 20ft garage. The property now comes to the market offered with no onward chain.

- **An extended three bedroom detached bungalow with a secluded west facing garden and two outbuildings occupying a plot measuring 0.22 of an acre.**
- **Good sized entrance hall** with loft hatch
- **Separate cloakroom** finished in a white suite
- **Dining room** (currently being used as an office) with a double glazed window overlooking the rear garden. Archway though to the lounge
- **The lounge** enjoys a dual aspect with a picture window offering a pleasant outlook over the rear garden and double glazed door giving access. An attractive focal point of the lounge is an exposed brick, open fireplace
- **Kitchen area** incorporates ample roll top worksurfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, stainless steel sink unit with rinse hose, recess for fridge, attractive tiled splashbacks, tiled floor and double glazed window overlooking the rear garden
- **Breakfast room** has ample space for a 6 seating dining room table and chairs, tiled floor, double glazed window overlooking the rear garden with double glazed door giving access with a further double glazed door giving access onto the front driveway and garage
- **Good size utility room** with roll top worksurfaces, base and wall units, sink unit, recess and plumbing for washing machine and dishwasher, recess for fridge/freezer, tiled floor
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include cupboards over the bed recess, bedside cabinets, fitted floor to ceiling wardrobes with sliding doors and an additional fitted storage unit
- **En-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring with underfloor heating
- **Bedroom two** is also a generous size double bedroom with fitted wardrobe
- **Bedroom three** is also a double bedroom with fitted wardrobe
- **Family bathroom** finished in a modern white suite incorporating a panelled bath with mixer taps and shower attachment, separate corner shower cubicle, WC, fully tiled walls and flooring

COUNCIL TAX BAND: E

EPC RATING: D

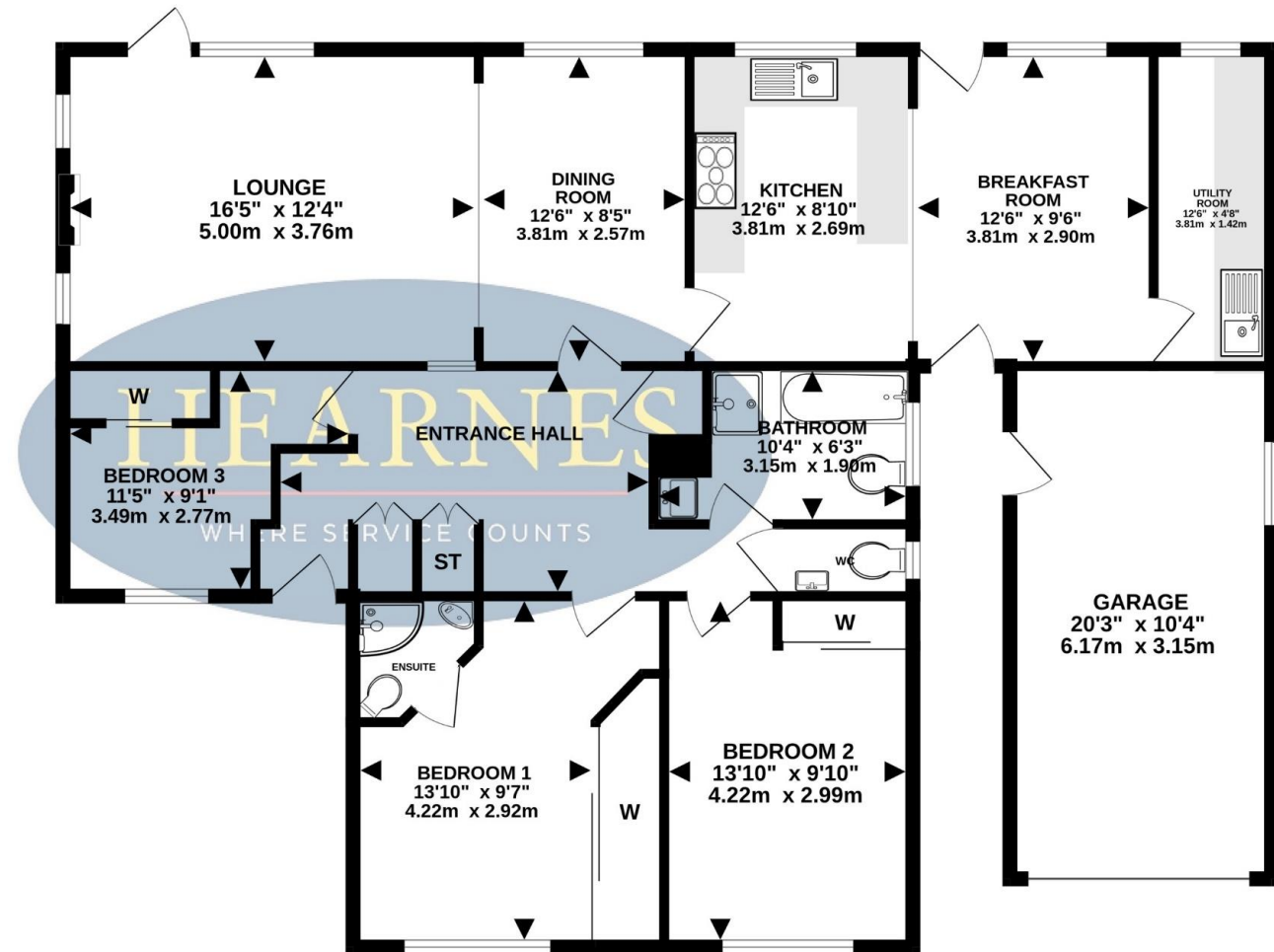
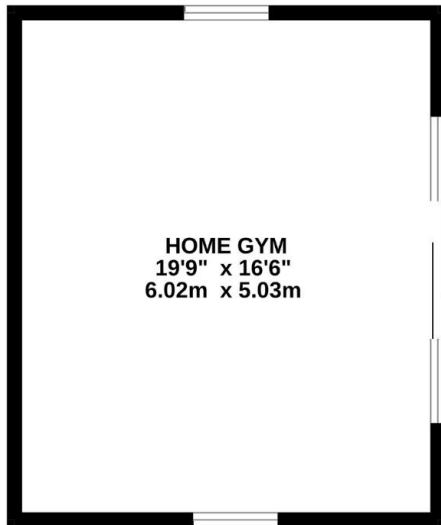




NOT LOCATED IN EXACT
POSITIONS
527 sq.ft. (49.0 sq.m.) approx.



GROUND FLOOR
1412 sq.ft. (131.2 sq.m.) approx.

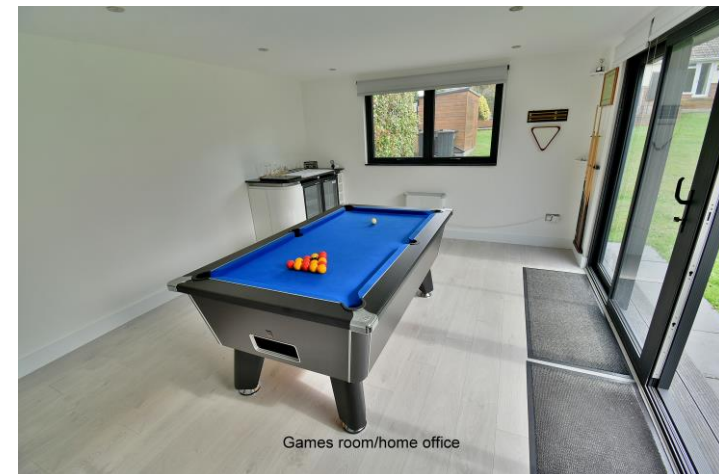


TOTAL FLOOR AREA : 1939 sq.ft. (180.2 sq.m.) approx.

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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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

- **The rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion, measures approximately 100 ft x 55 ft
- Adjoining the rear of the property there is a **large slate raised patio**. Steps lead down onto the further area of large patio which, in turn, adjoins a large area of lawn. A path with outside lighting continues down to the far end of the garden with the two detached outbuildings. Also within the garden there is a useful timber storage shed
- **The detached games room/home office** with double glazed sliding patio doors has light and power and heating along with an adjoining paved patio
- **Second detached outbuilding** which is currently used as a **home gym** with a raised ceiling height, is also double glazed, has light and power and sliding patio doors with an adjoining composite decking
- **A front driveway** provides generous off road parking and in turn leads up to a single garage
- **Generous size single garage** has a Garolla remote control up and over door, double glazed window, light and power and a side personal door
- **Further benefits include;** double glazing, UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

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



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