

Woodside Close

Ferndown, Dorset, BH22 9LG



HEARNES

WHERE SERVICE COUNTS



“Superbly appointed detached bungalow situated only ½ a mile from Ferndown town centre in a premium cul-de-sac location”

FREEHOLD PRICE £575,000

A well-proportioned detached bungalow modernised and redecorated by the present owner to provide three bedrooms served by an adapted walk-in shower/wet room, a spacious living room, separate dining room, conservatory and stylish modern re-fitted kitchen. Offered with no onward chain.

Other benefits include a separate cloakroom wc, double glazing, gas central heating, insulated loft with PIV meter for recirculating fresh air, driveway parking to an integral garage, secure gated access to a further space for secure parking and a timber store. The property occupies a corner plot with areas of level lawn to the front and side and a southerly aspect private rear garden with section of patio.

- L-shaped **entrance hall** with storage cupboards and loft access
- **Kitchen** refitted with a range of base and wall mounted units, wood effect worktops, tiled splashbacks, 1 ½ bowl sink unit with window above, integrated and raised oven and grill, inset halogen hob with extractor over, plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, door to the garden and a door to the dining room
- **Dining room** enjoying a dual aspect with a window and sliding doors to the conservatory
- **Conservatory** with double glazed windows and French doors to the rear garden (the vendors have advised that the roof will need replacing)
- **Lounge** (17ft 10in x 13ft 1in) enjoying a spacious dual aspect with double glazed windows, central mock fireplace and double doors to the dining room
- **Bedroom one** with a window to the front aspect and a range of fitted wardrobes
- **Bedroom two** with a window to the rear aspect and a range of modern bespoke wardrobes
- **Bedroom three** with a window to the front aspect
- **Shower/wet room** modernised and adapted with one peice flooring, tiled walls, wash hand basin, wc and a window
- **Separate cloakroom** with wc, wash hand basin, part tiled walls and a window
- Owned **solar panels** which reduce electricity bills and provide an income, paid quarterly

COUNCIL TAX BAND: E

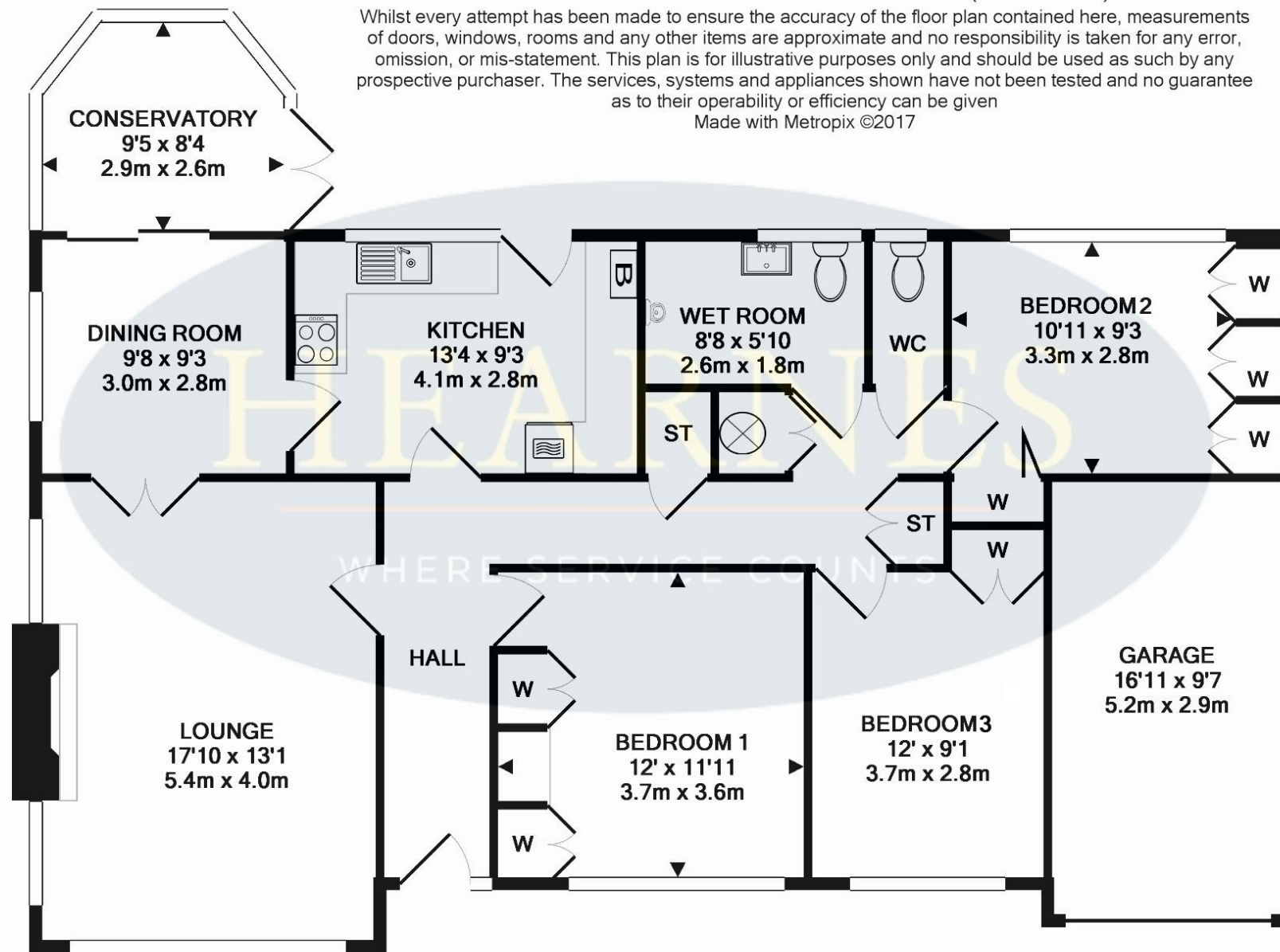
EPC RATING: C





TOTAL APPROX. FLOOR AREA 1294 SQ.FT. (120.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Outside

- **Rear garden** measuring 75ft in width, faces a **southerly aspect** and is mainly laid to lawn with well-stocked mature flower beds and borders, a private section of patio, timber shed and a hard standing ideal for safe storage of a motorhome
- Areas of **front and side garden** are well-maintained with an expanse of lawn to the side
- Front driveway providing **off-road parking** for several vehicles, leading to a path up to the front door of the property. Double wooden gates provide access to a **further secure area of parking**
- **Garage** (17ft x 9ft 7in) with remote control up and over door, light and power

Ferndown town centre is located approximately ½ a mile away with its array of shops, leisure and recreational facilities.



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