



Clayford Avenue,
Ferndown, Dorset, BH22 9PG

FREEHOLD PRICE

£425,000

“A modernised and extended bungalow with a 55ft private, west facing rear garden”

This modernised and extended two/three bedroom, two reception room detached bungalow occupies a good size secluded plot of 55ft, west facing rear garden, single garage and driveway providing generous off road parking.

A particular feature of the property is a 21ft lounge with atrium style ceiling skylights, wood burning stove and two sets of double glazed sliding patio doors leading out into the private rear garden.

- **Two/three bedroom detached bungalow with a 55ft private, west facing rear garden**
- **Entrance hall** with loft access and cupboard housing a wall mounted gas fired boiler
- **18ft Dining room** with two double glazed Velux roof windows flooding this area with lots of natural light
- Refitted modern **kitchen** incorporating ample work tops with a good range of base and wall units with underlighting and an excellent range of integrated appliances to include a five ring gas hob and extractor canopy above, twin Neff ovens, fridge/freezer and dishwasher. Double glazed window to the side aspect
- **21ft Lounge** with atrium style ceiling skylights and two sets of double glazed sliding patio doors leading out into the rear garden. An attractive focal point of the room is a contemporary style wood burning stove
- **Office/bedroom three** which enjoys a pleasant outlook over the rear garden
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes with sliding doors, additional fitted wardrobe and dressing table
- **Bedroom two** is a good sized double bedroom benefitting from fitted wardrobes
- **Family shower room** recently refitted in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** measures approximately 55ft in length, faces a westerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a large and raised Indian sandstone paved patio. A path leads round to a side gate which in turn leads round to a single garage. There is a further area of covered paved patio which currently houses a hot tub (which may be negotiable). The far portion of garden is predominantly laid to lawn and is stocked with many attractive plants and shrubs. Also at the far end of the garden there is a timber decked seating area with cover over, a useful timber storage shed and greenhouse
- **The front driveway** provides generous off road parking
- **Single garage** has a metal up and over door at either end, light and power
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits and a gas fired heating system

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

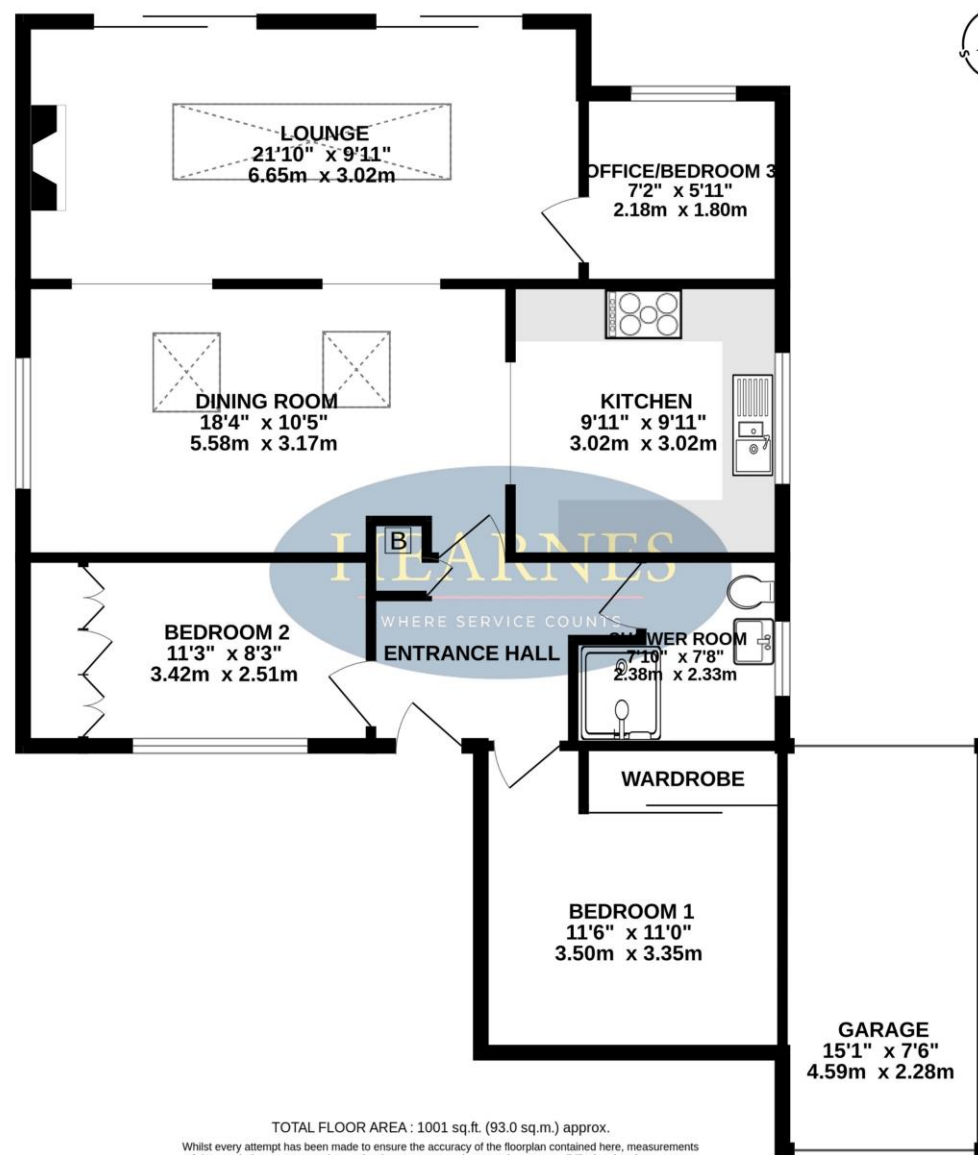
COUNCIL TAX BAND: D

EPC RATING: D

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.



GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

