



HEARNES
WHERE SERVICE COUNTS

**Bramley Road, Ferndown
Dorset, BH22 9JJ**

FREEHOLD

GUIDE PRICE £460,000

“A superbly positioned bungalow, situated in a peaceful cul-de-sac approximately 800 metres from the town centre and offered with no chain”

This immaculately presented and generous sized three bedroom detached bungalow has a secluded and enclosed rear garden, detached single garage, car port and driveway. Situated in a peaceful yet sought after cul-de-sac, conveniently located approximately 800 metres from Ferndown's town centre.

This light and spacious bungalow comes to the market for the first time since it was originally constructed. Over the years the property has been extremely well-maintained and is now offered with no onward chain.

- **Three bedroom detached bungalow in a town centre location**
- **Entrance porch**
- **20ft Spacious entrance hall** with wood block parquet flooring, airing cupboard and loft hatch with pull down ladder giving access to a partly boarded loft space
- **22ft Lounge/dining room** with a feature fireplace with wooden mantel creating an attractive focal point, ample space for a dining table and chairs and a picture window overlooking the front garden
- **Modern kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, integrated dishwasher, fridge/freezer, recess and plumbing for a washing machine, attractive tiled splashbacks, cupboard housing a wall-mounted gas-fired replacement Worcester boiler, space for a breakfast table and chairs, tiled floor, window to the side aspect and a door leading out to the side path
- **Bedroom one** is a generous sized double bedroom enjoying a pleasant outlook over the rear garden, wardrobe with two double doors and single central mirrored door, fitted dressing table
- **Bedroom two** is also a double bedroom enjoying a pleasant outlook over the rear garden benefitting from an excellent range of fitted bedroom furniture to include fitted floor to ceiling wardrobes with mirrored sliding doors, bedside cabinets, cupboards over the bed recess and fitted dressing table
- **Bedroom three** is also a double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors, fitted dressing table, window to the side aspect
- **Bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Cloakroom** also finished in a white suite with fully tiled walls and WC
- **Rear garden** measuring approximately 30ft x 30ft, is fully enclosed and offers an excellent degree of seclusion. The garden incorporates a large and ornately shaped block paved patio area which adjoins an area of lawn, bordered by well-stocked flower beds. In the far corner of the garden there is a beautiful timber storage shed with light and power. There are side gates located on both sides of the property
- A gravelled side driveway provides **generous off-road parking** and in turn leads up to a car port and detached single garage
- Detached **single garage** with replacement electrically operated roll up and over door, light and power
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas-fired heating system with replacement boiler. The property also comes to the market offered with **no onward chain**.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: D

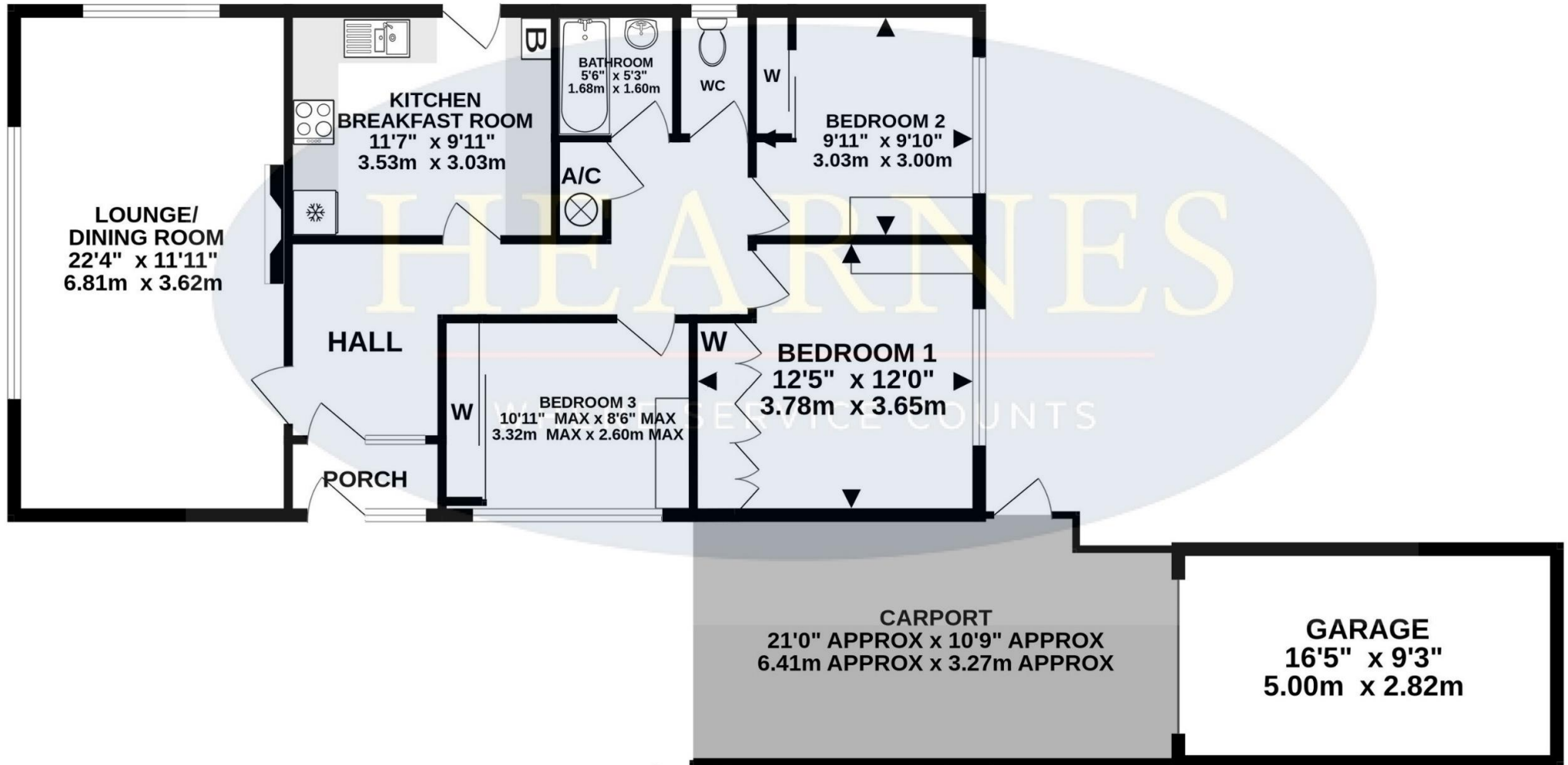
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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