



Forest View Drive  
Staplehill, Dorset BH21 7NX

# FREEHOLD PRICE

## £425,000

***“Superbly appointed detached bungalow backing onto woodland with gated access to Ferndown common offered with no forward chain”***

This well presented detached bungalow is set in a prime location in this popular road bordering on Stapehill, within equal distance of both Ferndown town centre and Wimborne Minister with access to regular bus routes and the A31 commuter routes.

The accommodation comprises two double bedrooms served by a modern bathroom, a spacious open plan living room leading into an impressive double glazed conservatory/day room, making full use of the views over the wonderful landscaped private rear garden.

Other benefits include a modern refitted kitchen, gas central heating, double-glazing, high-quality laminate flooring and porcelain tiled hallway, Pavia driveway, providing parking for several vehicles to a detached garage and side access to the well stocked and maintained private garden and patio that perfectly compliments the size of the bungalow.

- **Entrance hall**, porcelain tiled flooring, door to cupboard housing gas combination boiler
- **Living/dining room**, high quality laminate flooring continuing into:
- **Conservatory/day room**, triple aspect double glazed window and door to the patio with bespoke fitted easy pull blinds and vaulted glazed roof providing excellent light
- **Kitchen** - modern kitchen comprising a range of base and wall mounted units with a work top, integrated oven and grill and inset induction hob, 1.5 bowl sink unit with large double glazed window above overlooking the garden. Large double glazed window above overlooking the garden, tiled flooring, plumbing for washing machine, double glazed door to garden
- **Bedroom one**, double glazed window with bespoke shutters, range of fitted wardrobes
- **Bedroom two**, double glazed window with bespoke shutter, wood laminate flooring
- **Bathroom**, modern matching suite, comprising P shaped bath with wall mounted shower and glazed screen, vanity unit with inset wash hand basin and WC, double glazed window, tiled walls.

### Outside

- The **Pavia driveway** and frontage provides ample parking leading the to side and accessing the **detached garage** with up and over door and double glazed door to the garden.
- **The rear garden** measures approximately 65ft x 40ft has been thoughtfully landscaped with mature shrub and flower borders, level lawn and private patio. There is a further raised section of patio to the rear and private gate leading directly onto the common, ideal for dog walking.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

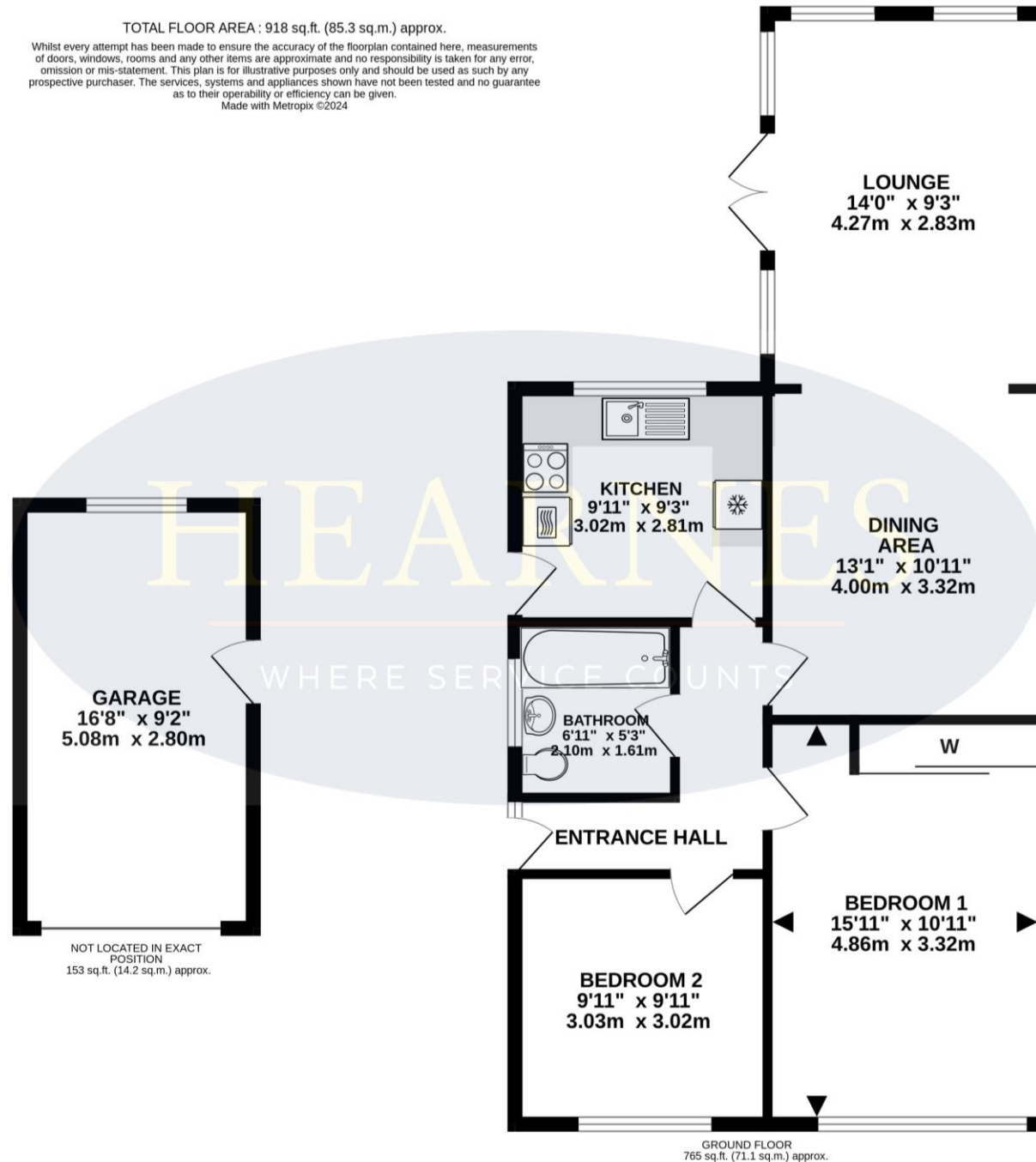
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TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

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  
153 sq.ft. (14.2 sq.m.) approx.

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

