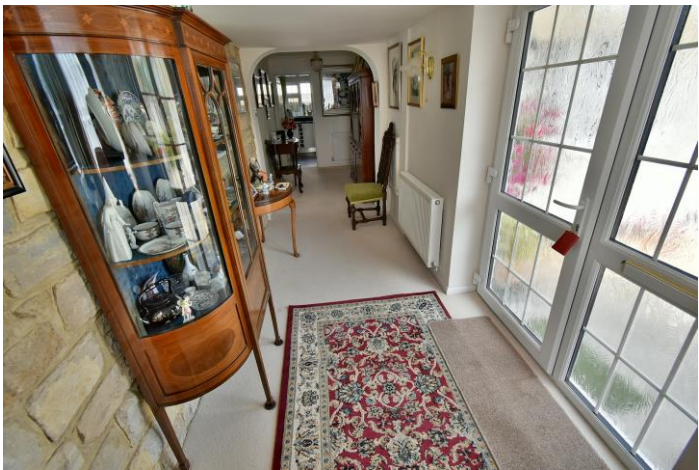


Ryan Close, Ferndown, Dorset, BH22 9TP



HEARNES

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***“An immaculately presented and extended bungalow
with a private west facing garden
and double garage”***

FREEHOLD GUIDE PRICE £675,000

This superbly positioned and generous sized three bedroom, one bathroom, one shower room detached and extended bungalow has a private landscaped west facing rear garden, detached double garage and driveway providing generous off road parking.

The property is situated in a sought after, yet peaceful cul-de-sac location situated close to all the local amenities.

- **Three bedroom detached bungalow with a private west facing and double garage**
- 27ft Impressive **reception hall**
- 27ft Light and spacious **lounge/dining room** with a window overlooking the rear garden, double glazed French doors leading out onto the patio area, a feature fireplace and ample space for dining table and chairs
- 31ft **Kitchen/breakfast/garden room**
- The **kitchen area** incorporates ample worktops with a good range of base and wall units with underlighting, glass fronted display cabinets, 1.5 bowl sink unit and drainer, integrated five ring gas hob and extractor canopy above, integrated double oven, recess and plumbing for washing machine and dishwasher, space for fridge freezer, cupboard housing a wall mounted gas fired replacement Worcester boiler
- **Garden room** with a window overlooking the rear garden and double glazed French doors leading out onto the patio area
- **Bedroom one** is a good size double bedroom with an excellent range of fitted wardrobes and a window to the front aspect
- Spacious **en-suite shower room** finished in a modern white suite incorporating a corner shower cubicle, 'his & hers' wash hand basins with vanity storage beneath, WC
- **Bedroom two** is also a double bedroom with fitted wardrobes and a window to the front aspect
- **Bedroom three** is a good size single bedroom with fitted wardrobes and a window to the side aspect
- **Family bathroom** finished in a modern white suite incorporating a shower bath with glass shower screen, mixer taps and shower hose and shower above with chrome raindrop shower head, wall mounted wash hand basin and WC
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas fired central heating system with replacement boiler

COUNCIL TAX BAND: E

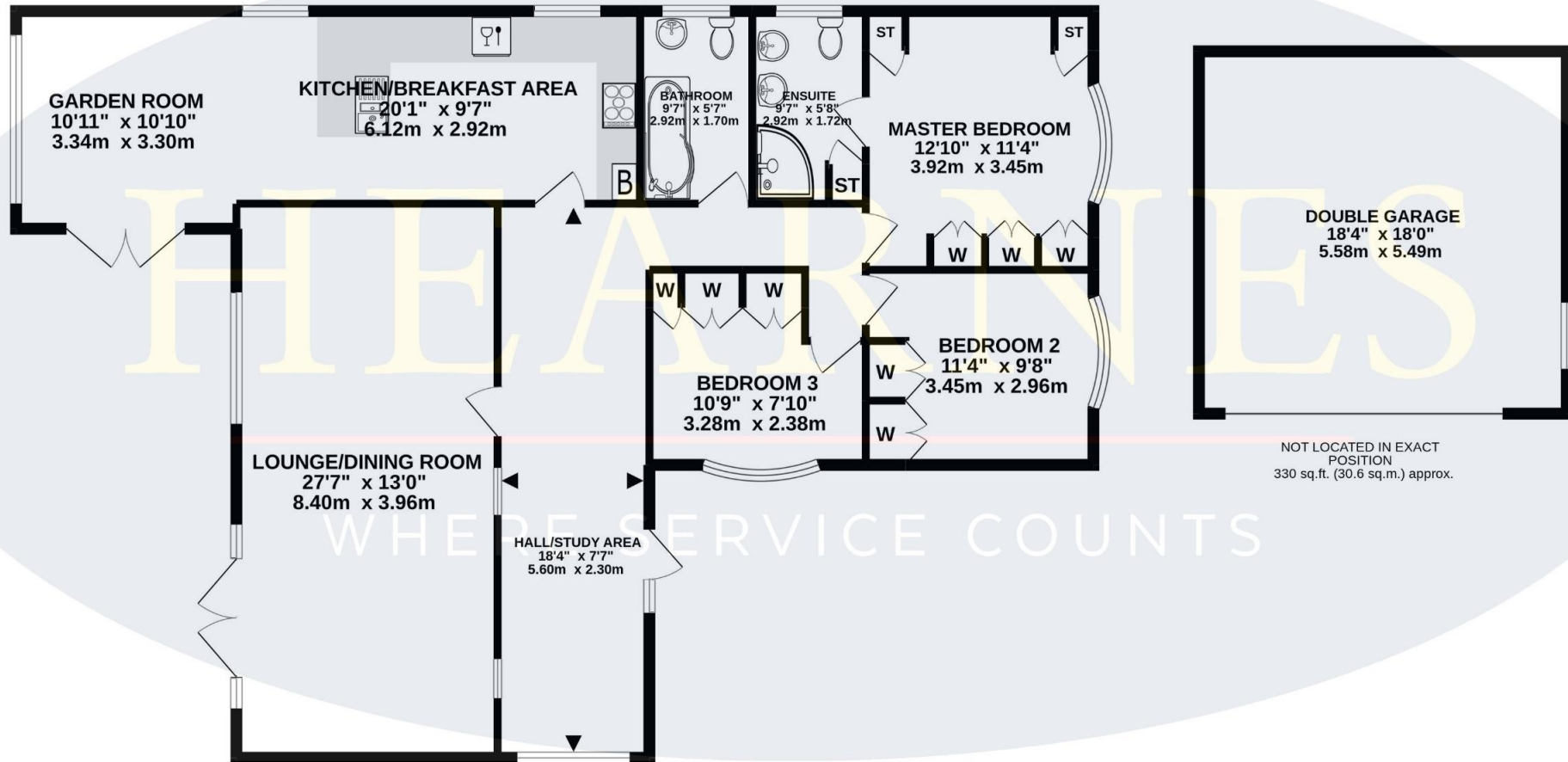
EPC RATING: D





TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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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GROUND FLOOR
1389 sq.ft. (129.0 sq.m.) approx.





Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 55' x 35'
- Adjoining the rear of the property there is a generous sized paved patio. The garden has been landscaped for ease of maintenance and incorporates a good size area of artificial lawn which is bordered by well stocked flower beds. In the far corner of the garden there is a timber garden shed. Also within the garden there is a larger than average detached double garage
- Detached **double garage** has a remote control up and over door, light and power, side personal door and window
- The **front garden** has been landscaped for ease of maintenance
- A side **driveway** provides generous off-road parking. Wooden side gates open to give vehicle access up to a detached double garage

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



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