



**Craigwood Drive
Ferndown BH22 8DP**

FREEHOLD PRICE

£600,000

“A well proportioned detached bungalow in an exceptionally convenient cul-de-sac offered with NO Forward chain”

This well appointed traditional detached bungalow occupies a wonderful position in this prime location, only 800 yards from Ferndown shops and amenities, regular bus routes and convenient access to Wimborne, Parley and the A31 commuter routes to Ringwood and Bournemouth.

The accommodation comprises three double bedrooms, one of which has double glazed French doors to the garden with fitted storage, ideal as a study all served by a refitted modern bathroom and ensuite shower room, a convenient separate dining room and spacious living room with solid fuel burner and a fitted kitchen/breakfast room, accessing a multi-use double glazed conservatory.

Other benefits include two separate forms of warm air heating and gas fired hot water, double glazing, integral double garage with automatic door, in and out driveway, parking and delightful well maintained rear garden.

- **Entrance hall** – double glazed front door, door to airing cupboard, hatch to loft, warm air vents
- **Dining room** – double glazed window and glazed sliding double doors to;
- **Living room** – dual aspect double glazed windows, central feature multi-fuel burner and Adams style fireplace
- **Kitchen/breakfast room** – range of traditional base and wall mounted units with adjoining worktops, ceramic 1.5 bowl sink unit with double glazed window above, ‘Neff’ integrated oven and inset ceramic hob with extractor over, plumbing and recess for dishwasher and fridge, tiled floor, door to cupboard housing warm air heating boiler, double glazed doors to;
- **Conservatory** triple aspect double glazed windows and door to rear garden, continuation of tiled flooring
- **Bedroom one** – superb range of fitted bedroom furniture wardrobes, over head units and bedside tables, double glazed window, door to;
- **Ensuite shower room**, fitted Mately suite comprising 1.5 width cubicle and Mira shower, pedestal wash hand basin, low level WC, heated towel rail, double glazed window, fully tiled walls and flooring
- **Bedroom two** – fitted wardrobes, double glazed window
- **Bedroom three** – Comprehensive range of fitted cupboards and display shelving, ideal for office/study use, double glazed French doors to rear garden
- **Bathroom** – stylish refitted modern suite comprising panel bath with concealed taps and shower handle, vanity unit with inset wash hand basin, low level WC and double glazed window above, attractive tiled walls and flooring

Outside

- **Front** – the front provides the convenience of an in and out driveway for several vehicles with sections of well maintained lawn, shrub and flower borders
- **Rear** – The rear garden is approximately 70ft in length with a delightful private aspect from the paved patio across a level lawn with well stocked and mature borders and timber fencing to most of the boundaries

COUNCIL TAX BAND: F

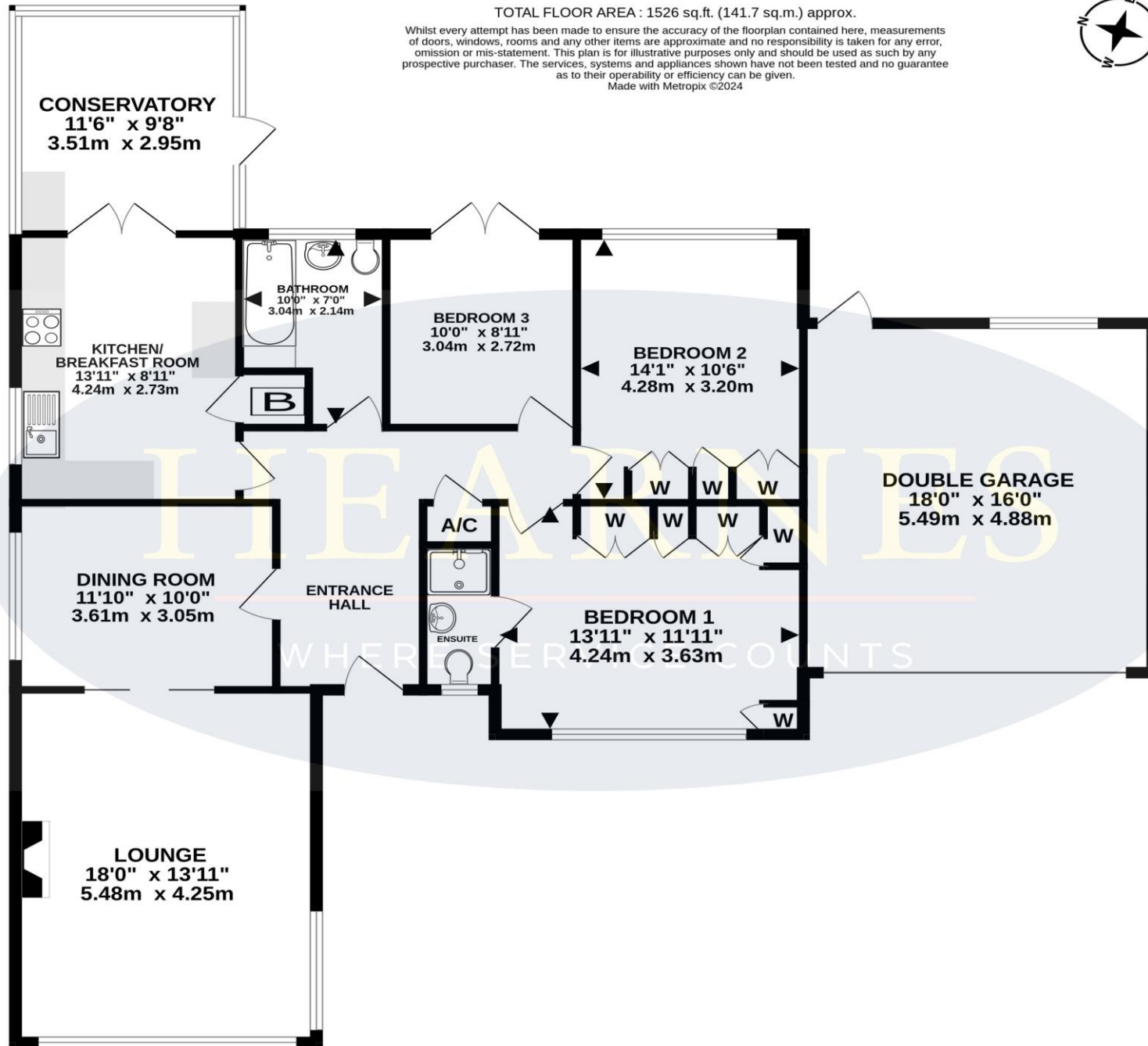
EPC RATING: D

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TOTAL FLOOR AREA : 1526 sq.ft. (141.7 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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