

Wimborne Road East,

Ferndown, BH22 9NJ



HEARNES

WHERE SERVICE COUNTS



“A recently modernised and extremely spacious, yet versatile bungalow occupying a large secluded plot”

FREEHOLD GUIDE PRICE £700,000

This superbly positioned, generous sized and recently modernised three bedroom, two ensuite, one shower room, two reception room detached bungalow has a 65' secluded rear garden, single garage and driveway.

This light and spacious bungalow has recently undergone an extensive programme of modernisation. The accommodation also has the potential to incorporate an annexe. The rear garden is a superb feature of the property as it measures approximately 65' in width and offers an excellent degree of seclusion.

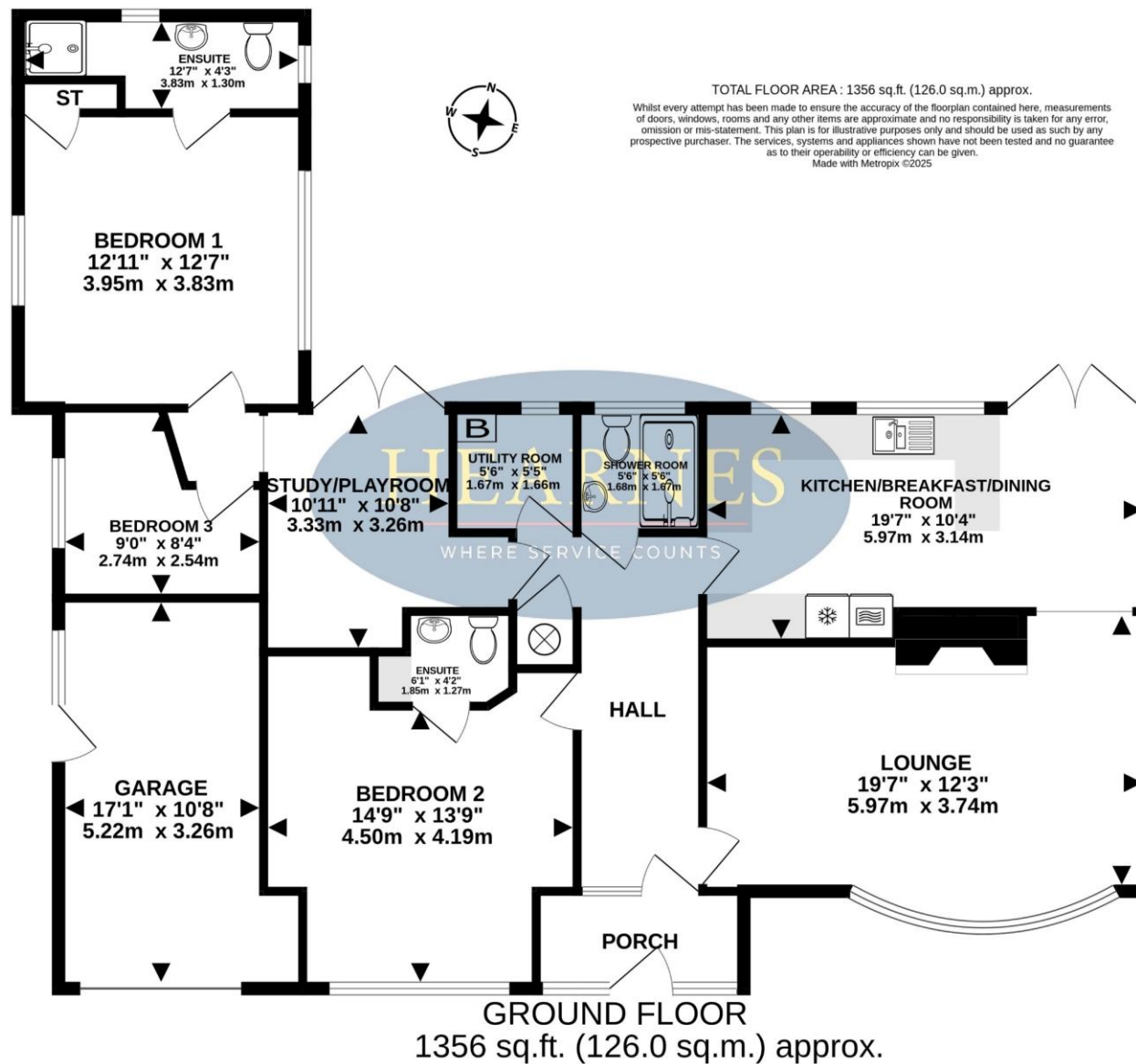
- **A modernised and spacious three bedroom detached bungalow with annexe potential and a 65' secluded garden**
- **Entrance porch**
- **15' Spacious entrance hall**
- **19' Light and spacious lounge** with a bay window overlooking the front garden, an exposed stone fireplace with stone hearth and wooden mantle above creating an attractive focal point of the room
- **Stunning 19' newly fitted kitchen/breakfast/dining room**
- The **kitchen/breakfast area** has been newly fitted and incorporates ample worktops with a good range of base and wall units, integrated double oven, hob with extractor above, combination microwave, fridge freezer and double glazed windows overlooking the rear garden
- The **dining area** has ample space for dining table and chairs and double glazed French doors leading out into the rear garden
- Recently re-fitted **utility room** with cupboard housing a replacement wall mounted gas fired boiler, recess and plumbing for washing machine
- **Shower room** re-fitted in a stylish white suite incorporating a good sized walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin
- **Study/playroom** which has double glazed French doors leading out into the rear garden
- **Bedroom one** is a generous sized double bedroom enjoying a pleasant outlook over the rear garden
- **En suite shower room** finished in a white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls and flooring
- **Bedroom two** is a large double bedroom enjoying a view over the front garden
- **En suite cloakroom** re-fitted in a stylish white suite incorporating a wash hand basin and WC
- **Bedroom three** is a single bedroom with a double glazed window to the side aspect

COUNCIL TAX BAND: F

EPC RATING: D







AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** is without a doubt a superb feature of the property as it is immaculately kept, offers an excellent degree of seclusion and has a maximum overall measurement of 65' x 55'. Adjoining the rear of the property there is a paved patio area which continues round to a further area of private side patio. There is a good sized area of central lawn bordered by well stocked flower beds. Also within the garden there is a further area of raised patio and a gravelled seating area. The garden itself is stocked with many attractive ornamental plants and shrubs and must be seen to be fully appreciated. The garden is fully enclosed by fencing and has a path leading down to a side gate
- A front **driveway** provides generous off road parking and in turn leads up to a single garage. There is a good sized area of front lawn
- Single **garage** with metal up and over door, light and power, double glazed window and a side personal door
- **Further benefits** include double glazing and a gas fired heating system with a replaced boiler

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.



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