

Larks Rise

Ferndown, Dorset, BH22 9QU



HEARNES

WHERE SERVICE COUNTS



“This substantially enlarged and immaculately presented bungalow has a 65ft secluded west facing rear garden and no chain”

FREEHOLD PRICE £600,000

A deceptively spacious, extended and immaculately presented four bedroom, two shower room detached bungalow has a 65ft secluded west facing rear garden and driveway providing generous off-road parking. This light and spacious 1,300 sq ft bungalow has been substantially enlarged, upgraded and improved, whilst occupying a larger than average secluded plot, situated in a popular and convenient location within Ferndown. Offered with no onward chain.

- **A 1,300 sq ft extended four bedroom bungalow with a 65ft secluded west facing garden and no chain**
- **16ft Entrance hall**
- **15ft Modern kitchen** beautifully finished with extensive granite worktops with matching upstands and an inset one and a half bowl sink unit, integrated twin Neff ovens, induction hob and extractor canopy above, Bosch microwave and dishwasher, space for a fridge/freezer, an opening through to the lounge/dining room and a door leading through to the utility room
- **Utility room** with sink unit, wall-mounted gas-fired boiler, worktops, base and wall units, recess and plumbing for a washing machine and recess for a freezer
- Impressive **33ft lounge/dining room**
- **Lounge area** with a wall-mounted contemporary electric living fire and a window overlooking the rear garden
- **Dining area** with ample space for a 6-seater dining table and chairs and bi-fold doors which open to offer uninterrupted views over the private west facing rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from fitted double wardrobes and an additional useful storage cupboard with shelving
- Spacious and stylish **en-suite shower room** incorporating a walk-in shower area with chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wall-mounted wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom three** is also a double bedroom
- **Bedroom four** is a good sized single bedroom, currently used as a gym
- Family **shower room** finished in a stylish white suite incorporating a good sized walk-in shower cubicle, wc, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property is offered with **no onward chain**

COUNCIL TAX BAND: D

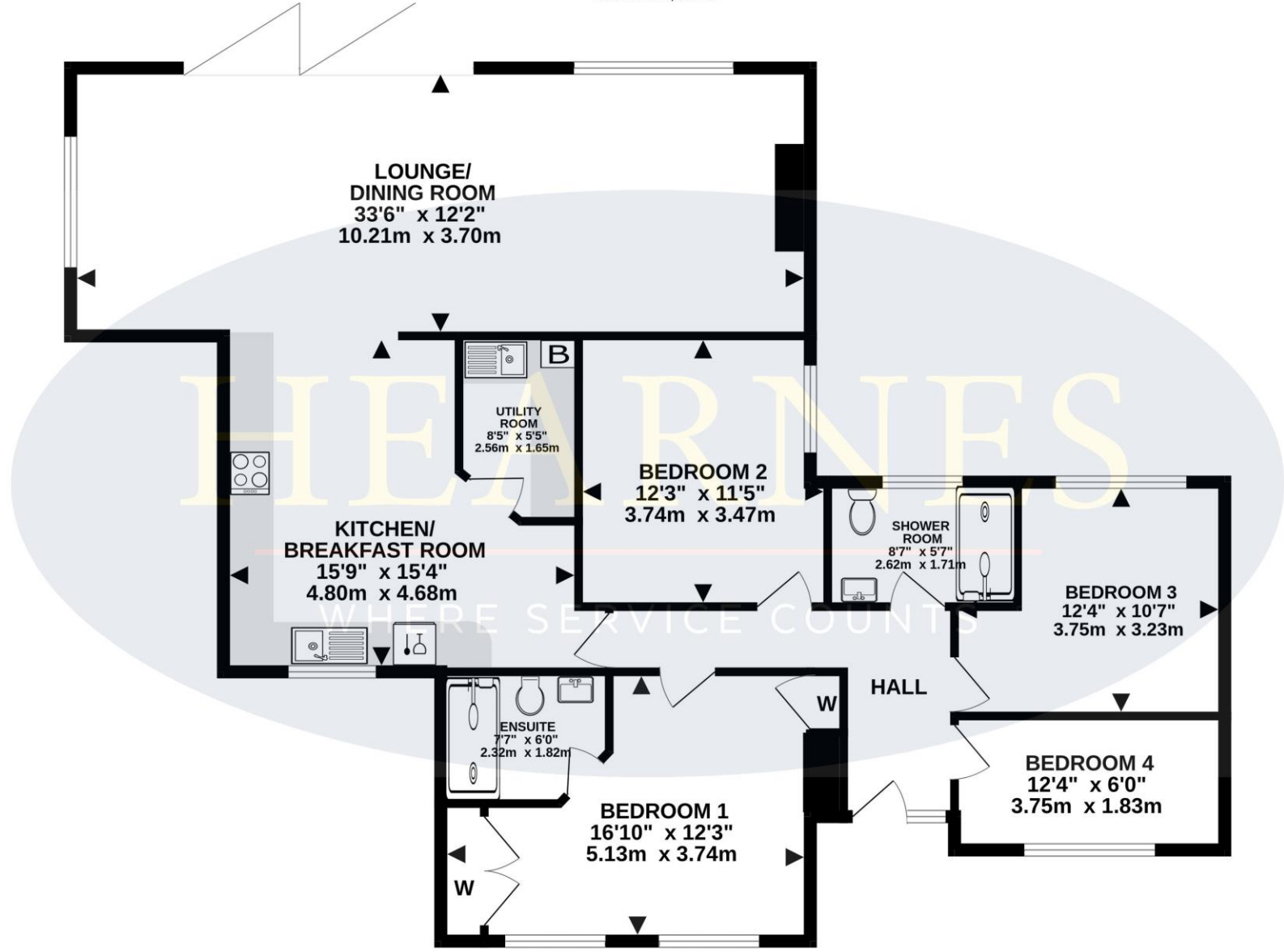
EPC RATING: C





TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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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Outside

- **Rear garden** which is without doubt a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and measures approximately 65ft x 50ft. Adjoining the rear of the property there is a large paved patio with a path leading round to an area of side garden with a side gate. The remainder of the garden is predominantly laid to lawn, bordered by well-stocked flower beds. In the far corner of the garden there is a raised vegetable plot. Also within the garden is a large timber storage shed. The garden must be seen to be fully appreciated
- At the front of the property there is an area of lawn, a shingled area and gravelled driveway providing **off-road parking**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.



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