

Martins Drive

Ferndown, Dorset, BH22 9SG



HEARNES

WHERE SERVICE COUNTS



Exceptional detached bungalow providing stunning additional vaulted living room, bespoke high-quality kitchen, 3/4 bedrooms, 2 bathrooms and an impressive overall plot of 0.28 of an acre

FREEHOLD PRICE £675,000

This stunning detached bungalow has been thoughtfully extended and maintained throughout to provide high quality specifications with many bespoke features. The property occupies a secluded, landscaped plot set over several elevated sections in the extremely sought after location providing convenient access to the nearby Sainsburys superstore, the A31 commuter routes to Wimborne and Ringwood and access to Ferndown within 1 mile.

The beautifully presented accommodation comprises 3/4 bedrooms all with fitted furniture served by stylish modern en-suite and family bathroom, separate WC's, a formal sitting room/(optional bedroom 4), double-glazed conservatory/day room, kitchen with vaulted ceiling and central island unit. The individual theme continues from the attractive reception hall with elevated ceiling into the wonderful living room with extensive vaulted roof and glazing, solid wood burner and views over the garden and patio.

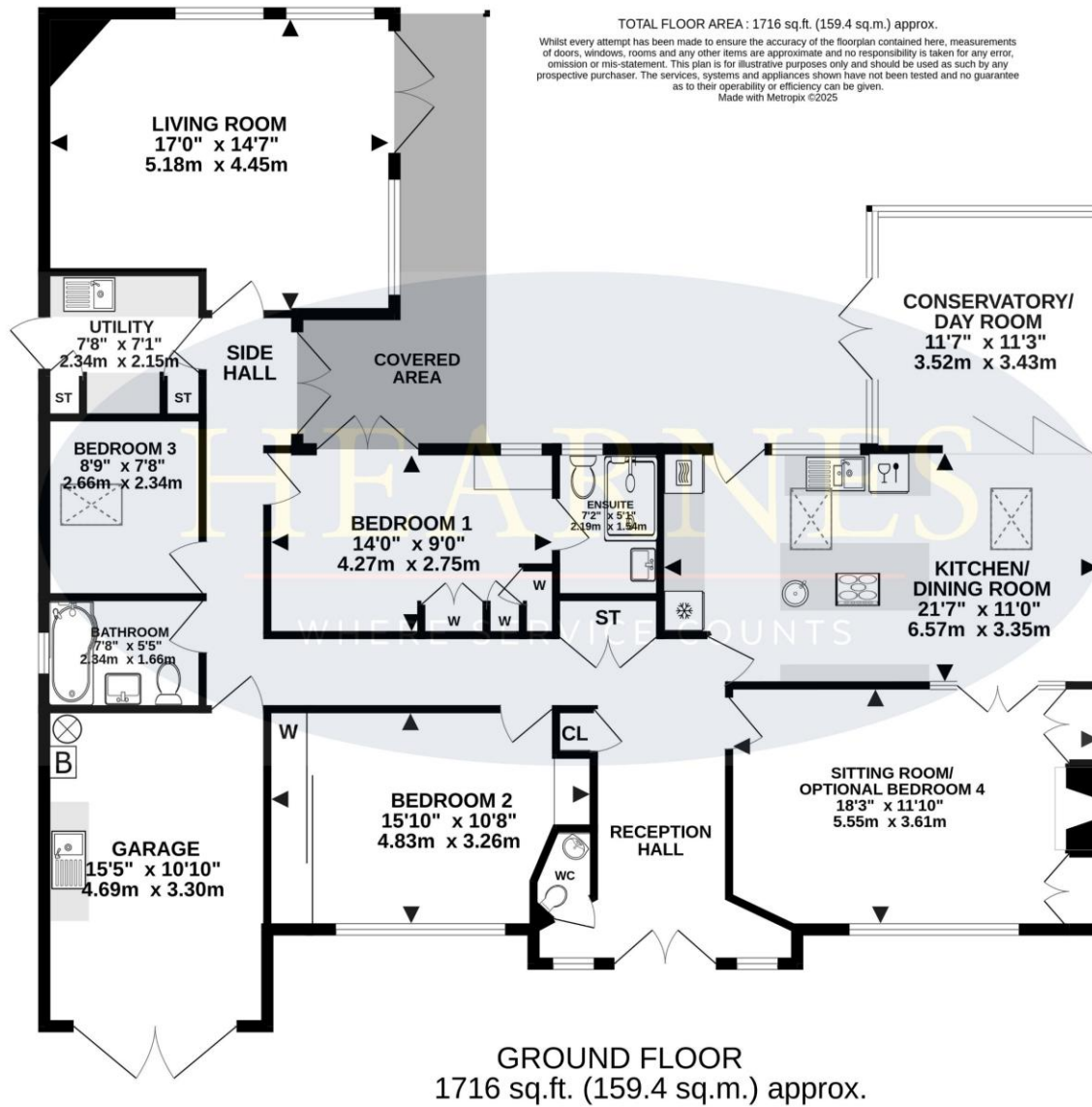
Other benefits include gas central heating, travertine flooring, numerous storage cupboards, integral garage access, separate utility room, driveway with parking for several vehicles, screened from the road by mature hedging and the rear garden that provides carefully planned and landscaped areas to maximise the seclusion and views from the elevated areas.

- **Reception Hall** - Unique vaulted entrance with link security double doors and windows and travertine tiled flooring
- **Inner Hall** - Hatch to loft, storage cupboards
- **Sitting Room/(Optional Bedroom 4)** - Large double-glazed window, bespoke fitted cupboards, Karndean style flooring, central feature gas flame effect fire
- **Kitchen/Dining Room** - Stunning bespoke fitted traditional kitchen comprising comprehensive range of base and wall mounted units, granite worktops, central island bar, integrated double oven, inset gas hob, glazed, backlit units, vaulted ceiling, second sink, integrated fridge freezer and dishwasher with elevated Velux windows, wooden beams, travertine tiled flooring, dining space with double doors to the sitting room and double glazed bi-fold doors to the conservatory
- **Conservatory/Day Room** - double aspect with French doors to the patio, tiled flooring and polycarbonate roof
- **Bedroom 1** - Superbly appointed with double glazed French doors to the patio, range of bespoke fitted furniture
- **Ensuite Shower Room** - Modern suite comprising dual width shower cubicle, W/C, vanity with wash hand basin, majority travertine tiled walls
- **Bedroom 2** - Double glazed window, full length fitted wardrobe and additional furniture
- **Bedroom 3** - Improvised ceiling light, bespoke fitted glazed front wardrobes
- **Family Bathroom** - Stylish suite comprising P shaped shower/bath, vanity with wash hand basin, W/C, double glazed window, part travertine tiled walls and flooring
- **Living Room** - Simply stunning feature of this home with vaulted ceiling, elevated double glazed vaulted windows and doors providing exceptional light, together with solid fuel wood burner and feature mantle
- **Utility Room** - Range of base and wall mounted units, space and plumbing for washing machine, dryer and fridge. Glazed stable door to the side aspect

COUNCIL TAX BAND: E EPC RATING: C







AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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

- **Front** - Block pavia driveway providing parking for three vehicles
- **Front landscaped gardens** with mature hedging and maintained borders
- **Garage** 15' 5" x 10' 10" - Attractive timber doors, internal power and lighting, gas boiler
- **The rear garden** measures approx. 150' x 55' and has been thoughtfully planned, landscaped and maintained to provide several oasis areas including a level lawn, extensive patio, wildlife pond and waterfall, raised patio and a secret country garden to the far end amongst mature trees housing a timber store with power and lighting.

Ferndown's town centre is located approximately one mile away and offers an excellent range of shopping, leisure and recreational facilities



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