

Martins Way

Ferndown, BH22 9SJ



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged 2,700sq ft bungalow occupying a good sized landscaped and secluded corner plot in a cul de sac location”

FREEHOLD PRICE £750,000

This substantially enlarged and immaculately presented four bedroom, one shower room, two en suite detached bungalow has a secluded and landscaped rear garden, two summer houses, a double garage with converted loft space and a front driveway providing generous off road parking. Whilst occupying a larger than average secluded corner plot and tucked away in a sought after cul de sac location. This immaculately presented 2,700sq ft bungalow has been extended to create extremely light and spacious accommodation and an early viewing is strongly recommended by the sole selling agents.

- **A 2,700sq ft extended four bedroom detached bungalow occupying a good sized landscaped and secluded corner plot**
- **Entrance porch**
- **Good sized entrance hall**
- **34' x 27' L shaped open plan lounge/dining room**
- **Lounge area** with picture window offering a pleasant outlook over the front garden
- **Dining area** has a window overlooking the front garden and a bi fold doors opening out into the side garden and onto the patio area
- **The kitchen/breakfast area** incorporates ample slimline stone effect worktops with a central island unit with low level breakfast bar, excellent range of base and wall units with underlighting, good range of integrated appliances to include Smeg range cooker with 7 ring gas hob and extractor hoods above, fridge/freezer, dishwasher, Neff combination microwave, attractive tile splashbacks, window overlooking the side garden and bi-fold doors opening out into the landscaped private rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, drawer storage and cupboards over the bed recess as well as an additional fitted double wardrobe, walk in wardrobe with hanging rails
- **En suite bathroom** finished in a stylish white suite incorporating a shower bath with shower over, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with fitted wardrobes and French doors leading out into the rear garden
- **Bedroom three** is a generous sized double bedroom benefitting from fitted wardrobes
- **En suite cloakroom** finished in a stylish white suite with WC, wash and basin with vanity storage beneath
- **Bedroom four** is a small single bedroom which would also make an ideal home office
- **Spacious family shower room** finished 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 with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: E

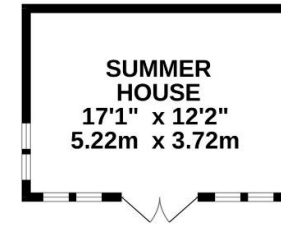
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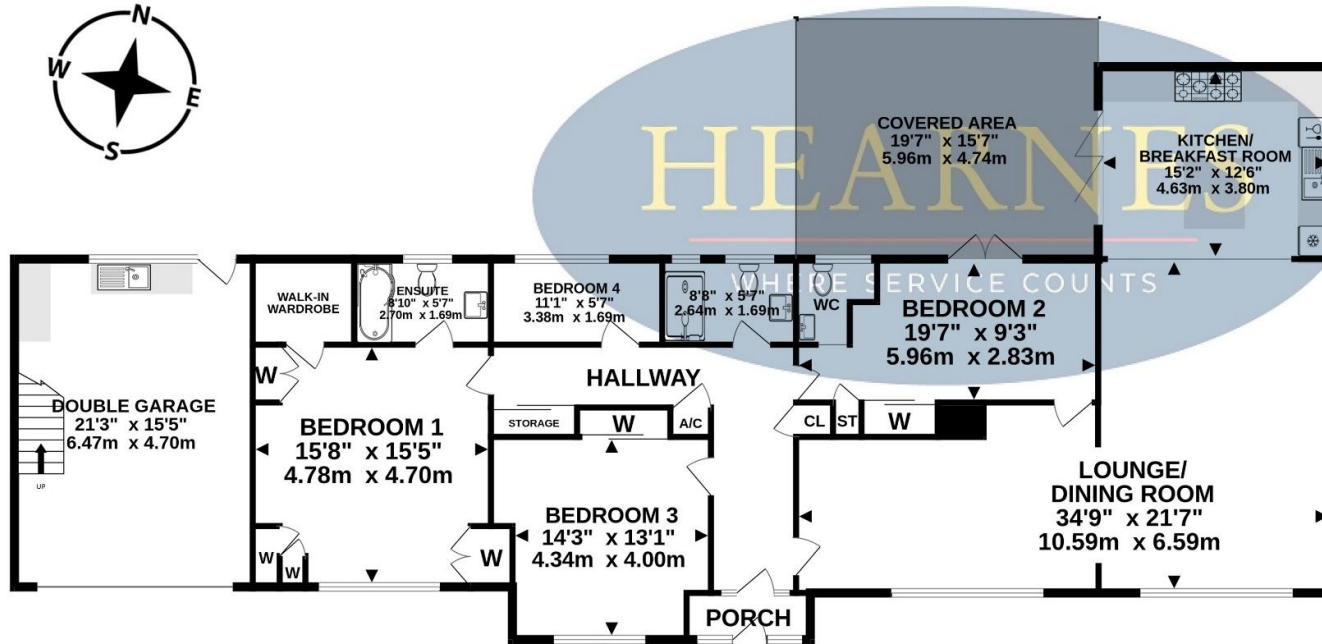


TOTAL FLOOR AREA : 2698 sq.ft. (250.7 sq.m.) approx.

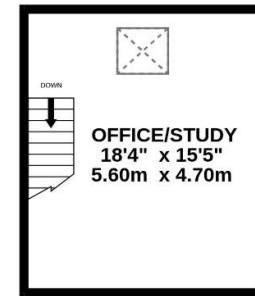
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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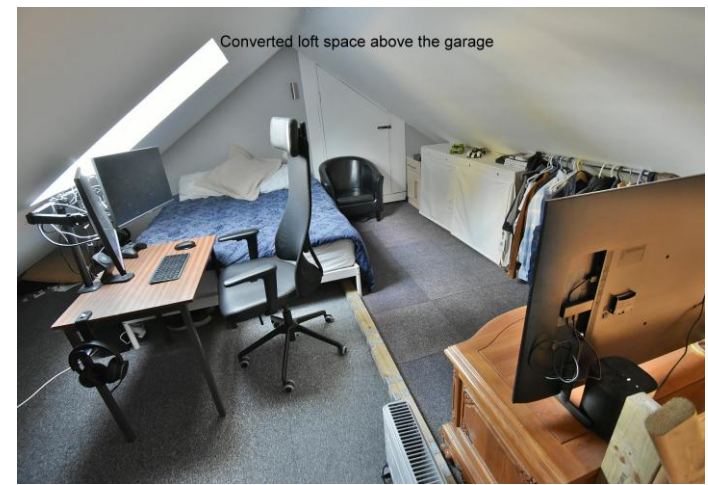
OUTBUILDINGS
 344 sq.ft. (31.9 sq.m.) approx.



GROUND FLOOR
 2071 sq.ft. (192.4 sq.m.) approx.



1ST FLOOR
 283 sq.ft. (26.3 sq.m.) approx.





Outside

- **The rear garden** is a superb feature of the garden as it offers an excellent degree of seclusion, has been landscaped for ease of maintenance and measures approximately 80' in width. The garden itself has a large area of resin bonded patio which continues down to a side gate. There is also a large block paved area which adjoins a side patio where there are two summer houses, both currently used as home offices as they have light and power. Also located alongside the property there are double wooden gates, which open to allow storage for a small boat, caravan or trailer.
- **The double garage** has a sink unit, double glazed window and door leading out to the rear garden, a remote control roll up and over front door, light and power and staircase leading to a converted loft space
- **The converted loft space** of the garage could make an ideal home office, gym or children's play area
- **The front garden** continues around to a large area of lawned side garden which is immaculately kept and enclosed by a low level hedge. Adjoining the side of the property there is a porcelain paved patio and path
- **A front driveway** provides generous off road parking which in turn leads up to the double garage

Further benefits include double glazing, gas fired heating system and security alarm.

Ferndown offers an excellent range of shopping, leisure and recreation facilities. Ferndown's town centre is located approximately 1½ miles away



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