

Whincroft Close

Ferndown, BH22 9LW



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“A substantially enlarged and deceptively spacious bungalow with a 60’ secluded garden in a cul-de-sac location”

FREEHOLD GUIDE PRICE £535,000

This generous sized and extended three double bedroom, one bathroom, one shower room, two reception room detached bungalow has a secluded rear garden, detached single garage and driveway providing generous off road parking.

This light and deceptively spacious bungalow is offered in immaculate condition, the secluded plot and cul-de-sac location are two particular features. An early viewing is strongly recommended to fully appreciated the property’s size, location and condition.

- **An extended three double bedroom bungalow with a secluded garden in a cul-de-sac**
- **Entrance porch**
- 21’ spacious **entrance hall** with double coat cupboard and linen cupboard
- **Cloakroom** finished in a white suite with fully tiled walls and flooring
- 19’ **dual aspect lounge**, an attractive focal point is a living flame coal effect gas fire with attractive stone surround and hearth
- **Dining area** with ample space for an 8 seater dining tables chairs, archway through into the kitchen
- **Modern kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, recess for range cooker with extractor canopy above, integrated dishwasher, integrated fridge, recess and plumbing for washing machine, recess for fridge/freezer, cupboard housing wall mounted gas fired boiler, tiled floor, picture window offering a pleasant outlook over the rear garden and door leading out onto the side driveway
- **Bedroom one** is a good sized double bedroom benefitting from a fitted double wardrobe, triple full width floor to ceiling fitted wardrobes and sliding patio doors leading out into the rear garden
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, WC, wash hand basin, fully tiled walls
- **Bedroom two** is an 18’ impressive double bedroom with fitted wardrobes, sliding patio doors leading out into the rear garden
- **Bedroom three** is again a double bedroom benefitting from full width and height wardrobes, enjoying a view over the front garden
- **Family bathroom** incorporating a walk in shower bath with shower over, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: E

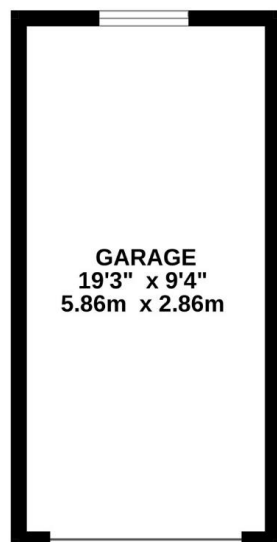
EPC RATING: D



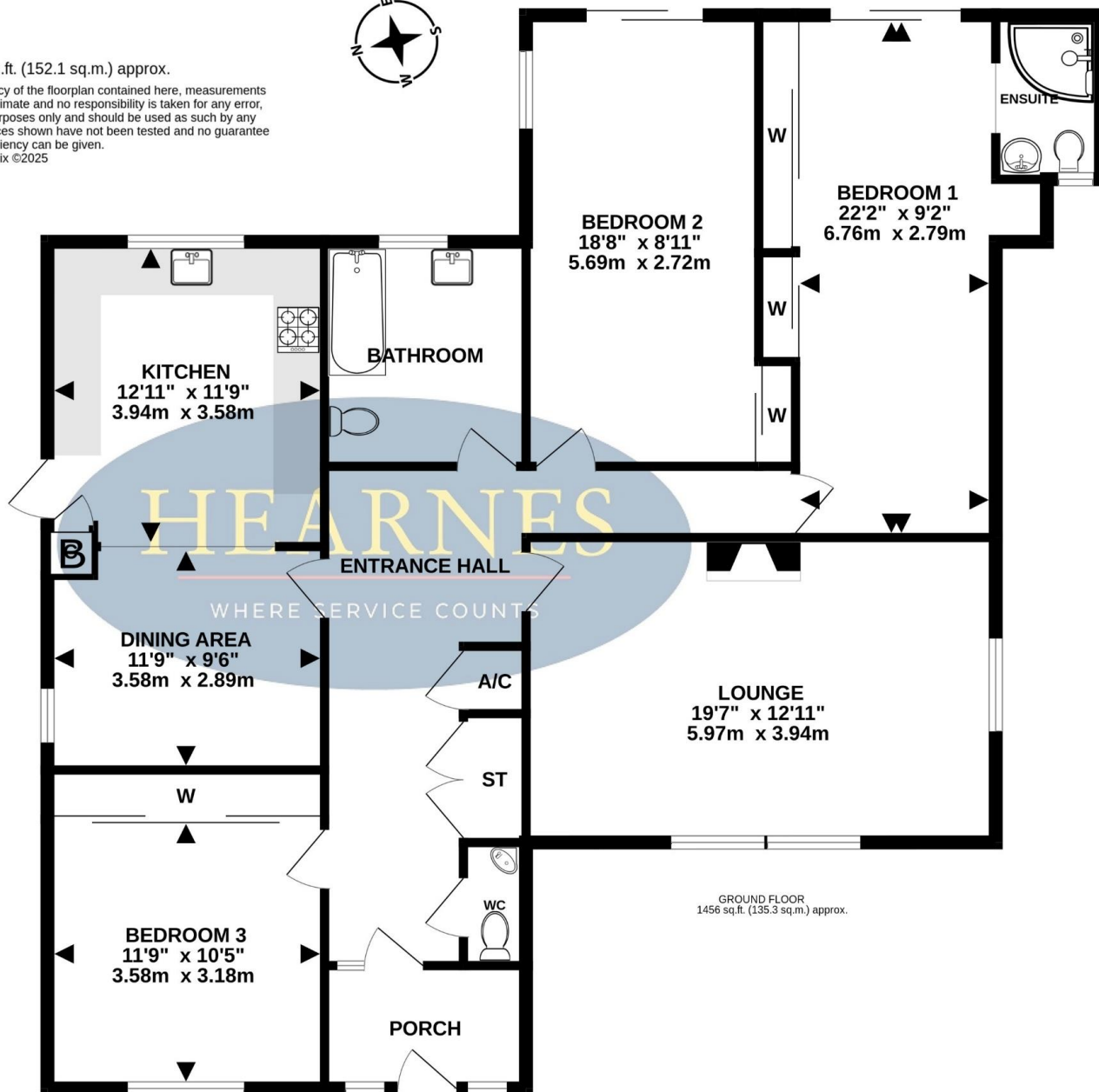


TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.

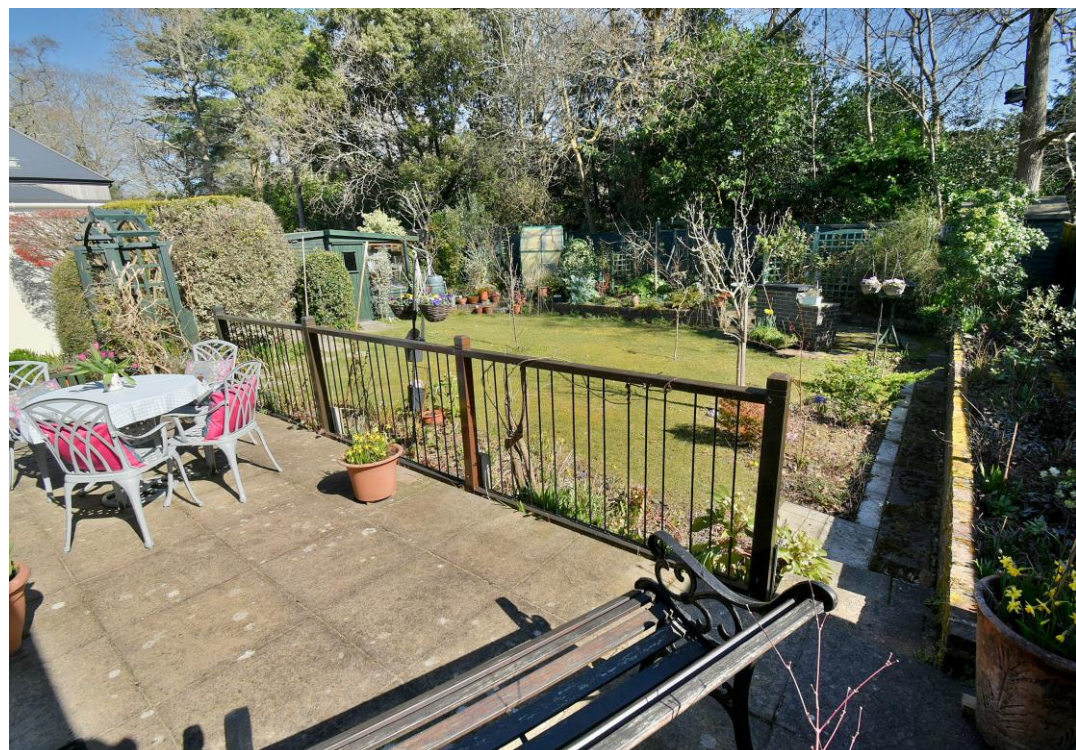
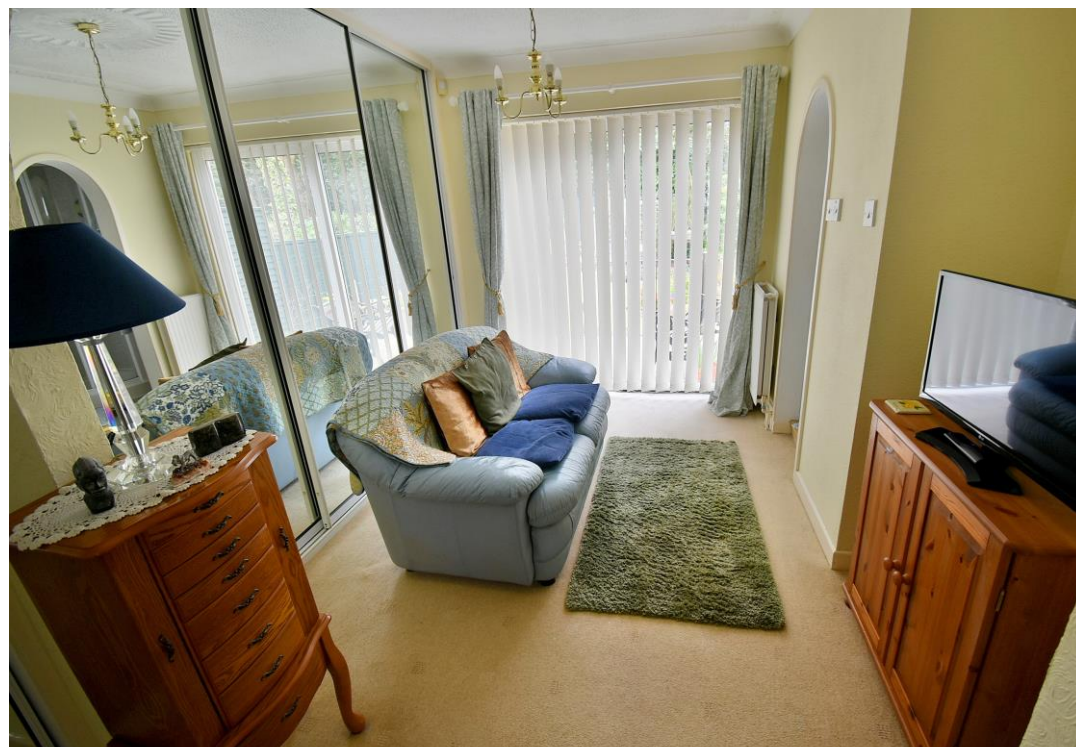
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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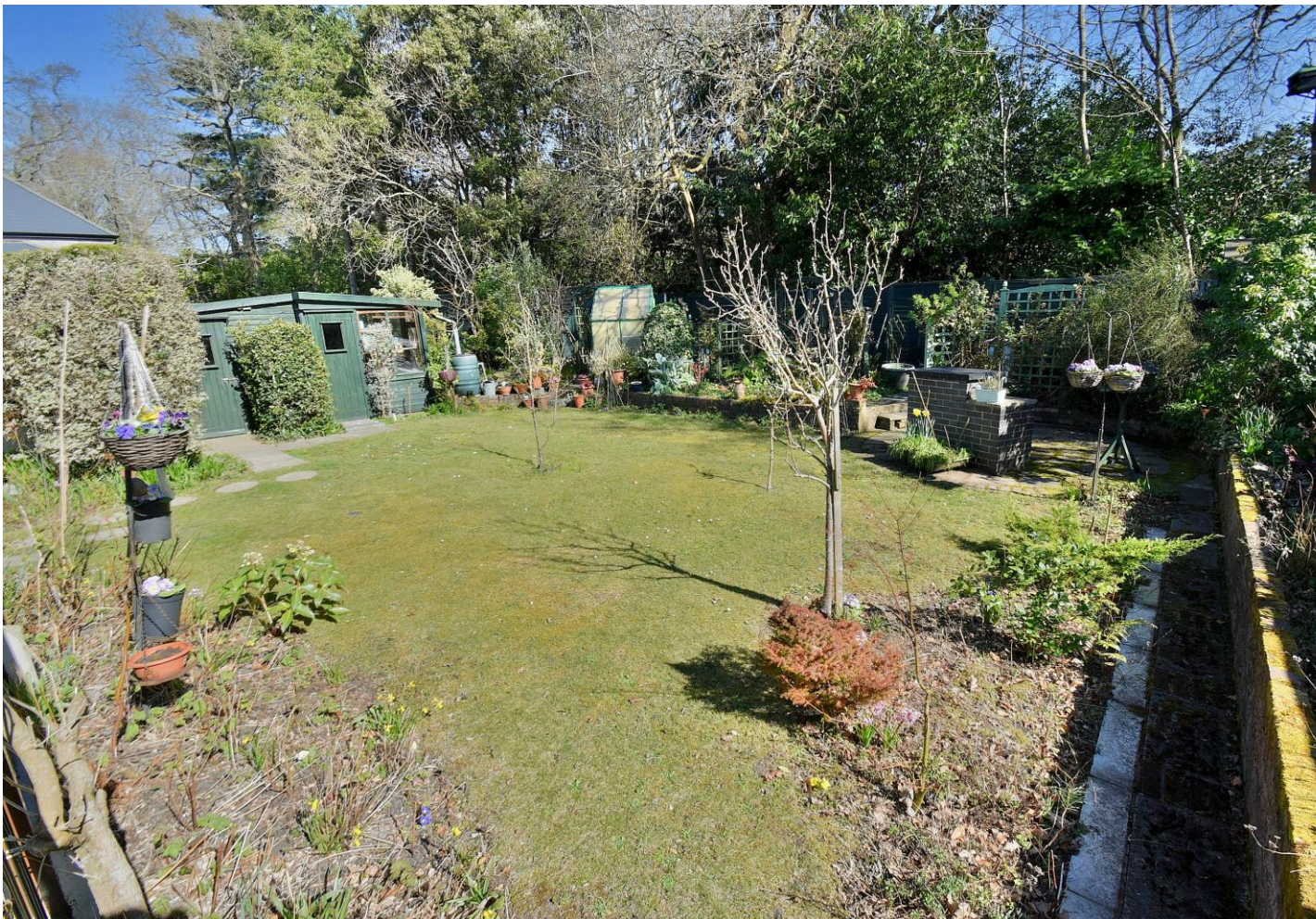


NOT LOCATED IN EXACT
POSITION
180 sq.ft. (16.7 sq.m.) approx.



AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

The rear garden is a superb feature of the property, is immaculately kept, offers an excellent degree of seclusion and measures approximately 60' x 55'. Adjoining the rear of the property there is a large, paved patio with ornamental pond. A path leads down onto a good sized area of lawn which is bordered by well stocked flower beds.

Within the garden there is a workshop, potting shed, timber storage shed and greenhouse. At the far end of the garden, there is a brick built BBQ area, a further area of well stocked garden with many attractive plants and shrubs, a compost area and additional private paved patio. The garden itself must be seen to be fully appreciated.

A front and side block paved driveway provides generous off road parking, double wooden side gate open onto a block paved side driveway which in turn leads up to a detached single garage.

Detached single garage has light and power and a metal up and over door

Further benefits include double glazing, and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is approximately 1.5 miles away



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