



**Southwood Close, Ferndown  
Dorset, BH22 9HW**

# FREEHOLD

## Offers in Excess of £425,000

***“Occupying a secluded plot measuring 0.25 of an acre, approx. 750 metres from the town centre”***

This conveniently located and well-maintained two double bedroom, one shower room, one en-suite cloakroom detached bungalow has a double glazed conservatory overlooking a 95ft secluded rear garden with a front driveway providing generous off-road parking and a single garage. Situated on a private plot measuring 0.25 of an acre in a cul-de-sac location.

7 Southwood Close is tucked away in a sought after cul-de-sac and is conveniently located approximately 750 metres from Ferndown’s town centre. The property has been owned by the current owners for circa 30 years and now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow occupying a secluded plot measuring 0.25 of an acre with no chain**
- Good sized **entrance hall**
- 22ft Triple aspect **lounge/dining room**
- **Double glazed conservatory** enjoying a pleasant outlook over the large secluded rear garden and a radiator allowing for this room to be used all year round
- **Kitchen** incorporating roll top work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for a washing machine and dishwasher, recess for a fridge/freezer, linen cupboard, storage cupboard, wall-mounted gas-fired replacement Vaillant boiler, window overlooking the rear garden and a door giving access
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- **En-suite cloakroom** finished in a white suite incorporating a WC, wall-mounted wash hand basin, vanity storage beneath and fully tiled walls
- **Bedroom two** is also a generous sized double bedroom
- **Shower room** finished in a white suite incorporating a good sized corner shower cubicle, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Rear garden** which is a superb feature of the property as it measures approximately 95ft x 90ft (maximum measurements) and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio, with the remainder of the garden predominantly laid to lawn. Within the garden there are well-stocked shrub borders, flower beds and a pond. Also within the garden there is a greenhouse and two storage sheds. The garden itself is fully enclosed
- Good sized area of **front garden**. A blocked paved driveway provides generous **off-road parking** and in turn leads up to a single garage
- **Single garage** with a metal up and over door, light, power and a side personal door
- **Further benefits** include double glazing, a gas-fired heating system with replacement boiler and the property now comes to the market offered with **no onward chain**

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: D**



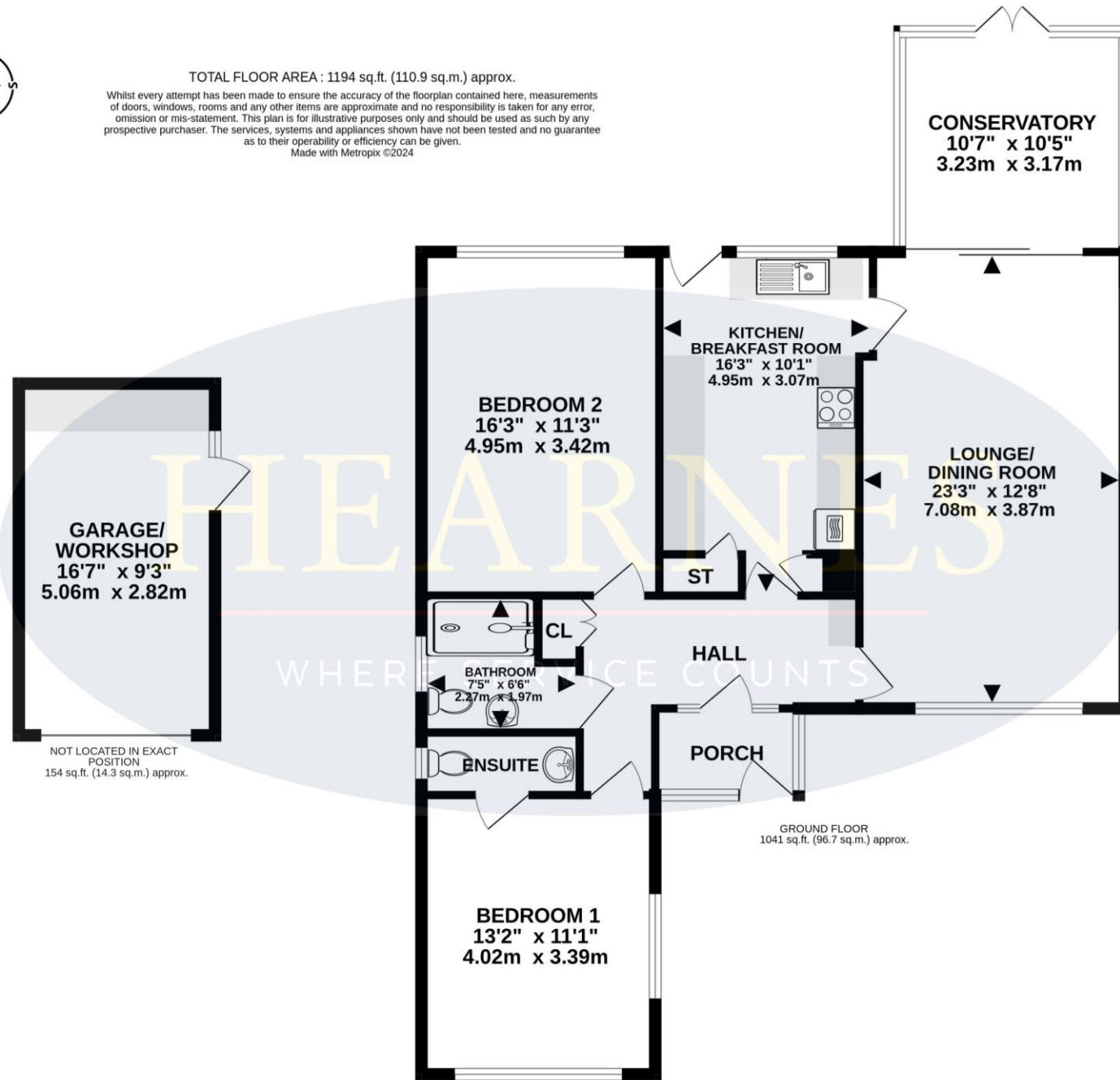
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TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

