

Wincombe Drive

Ferndown, Dorset BH22 8HX



HEARNES

WHERE SERVICE COUNTS



“A superbly positioned 1,900 sq ft versatile chalet bungalow with a tandem garage”

FREEHOLD PRICE £600,000

This immaculately presented and deceptively spacious four double bedroom, two bathroom detached chalet bungalow has a private enclosed rear garden, tandem garage and driveway, whilst conveniently situated approximately 900 metres from Ferndown’s town centre and enjoying a peaceful yet sought after location.

This deceptively spacious and superbly positioned 1,900 sq ft chalet bungalow offers light and spacious accommodation with further scope to be enlarged subject to the necessary planning consents.

- **1,900 sq ft Four double bedroom versatile chalet bungalow with a private garden**

Ground floor:

- **Entrance porch**
- 17ft Spacious **entrance hall** with a large walk-in storage room
- Impressive **19ft lounge** with picture window offering a pleasant outlook over the front garden and a feature fireplace with attractive wooden surround
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, integrated fridge, recess and plumbing for washing machine, space for breakfast table and chairs, fully tiled walls and a tiled floor underneath the carpet, double glazed window and door leading out into the conservatory
- Fully double glazed **conservatory** with a tiled floor, double glazed sliding patio doors leading out into the rear garden
- **Separate dining room** which could also be used as a double bedroom and double glazed window to the front aspect
- **Additional double bedroom** with fitted wardrobes and cupboards above and double glazed window overlooking the rear garden
- **Family bathroom/shower room** incorporating a panelled bath with separate shower cubicle, pedestal wash hand basin, fully tiled walls
- **Separate cloakroom** with WC, fully tiled walls and flooring

First floor:

- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes and cupboard storage and access into a large eaves storage space
- Spacious **en-suite bathroom** incorporating a corner bath, pedestal wash hand basin, WC, fully tiled walls and access into an eaves storage space
- **Bedroom two** is also a large double bedroom with fitted wardrobes and cupboards above enjoying a dual aspect
- **En-suite cloakroom** incorporating a WC, pedestal wash hand basin, fully tiled walls

COUNCIL TAX BAND: F

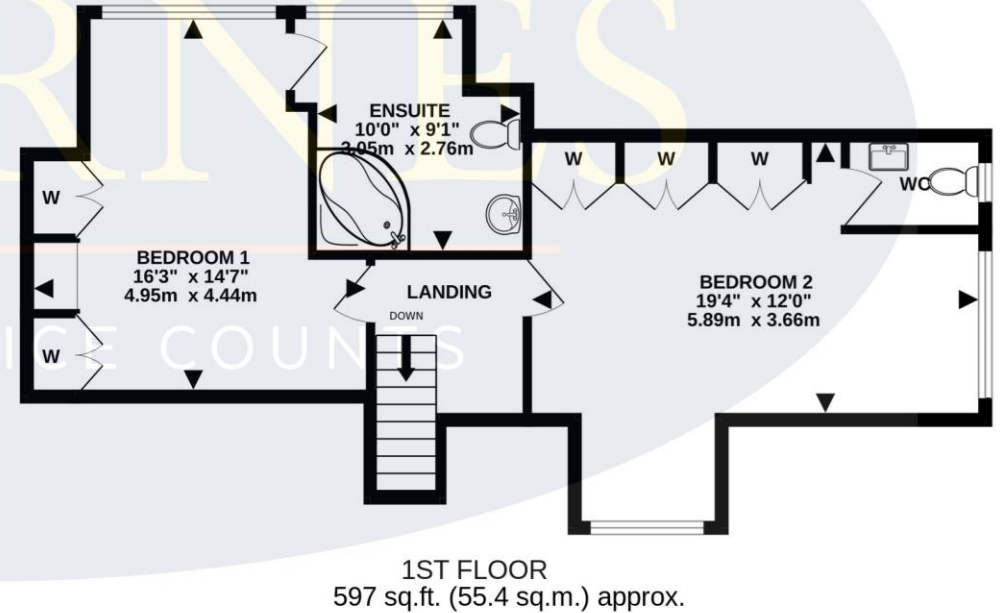
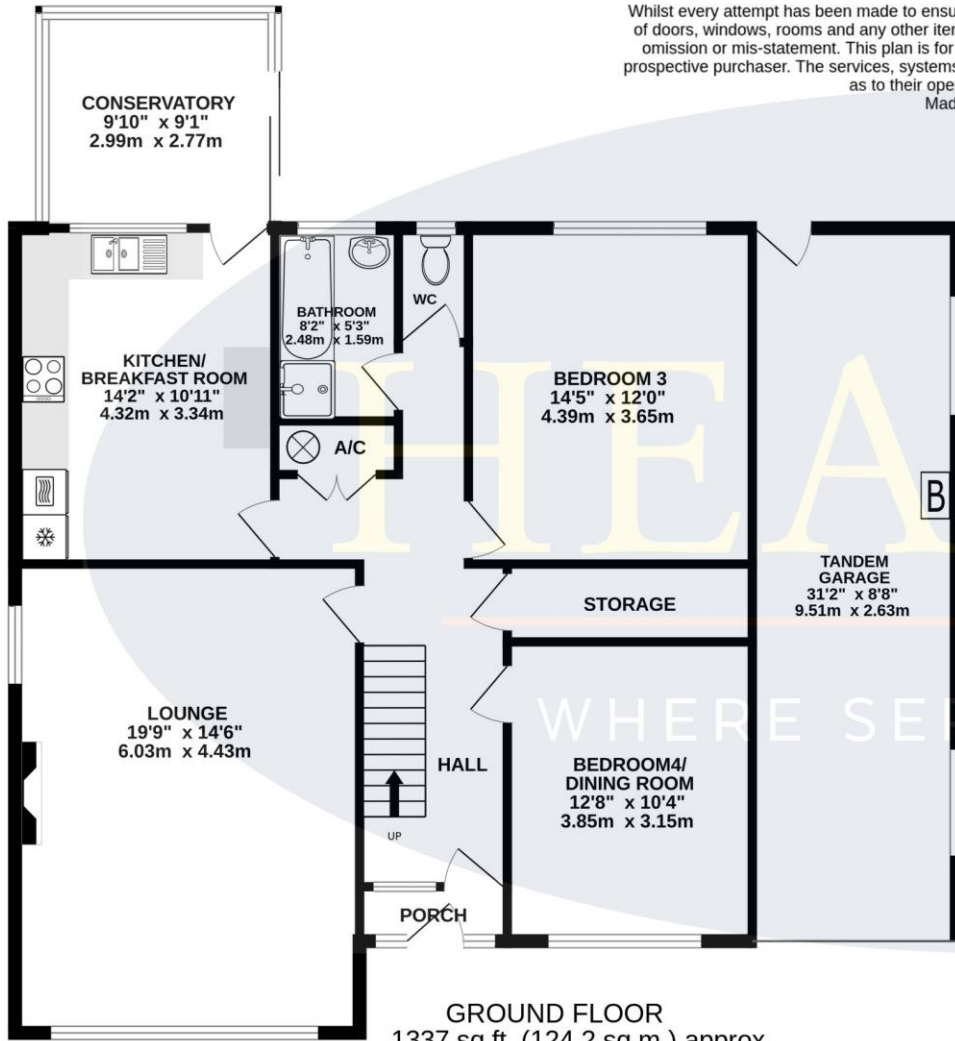
EPC RATING: D





TOTAL FLOOR AREA : 1934 sq.ft. (179.7 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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Outside

- **The rear garden** measures approximately 35ft x 45ft is immaculately kept and offers a good degree of seclusion. Adjoining the rear of the property there is a paved patio area and a gravelled and paved path leading round to a side gate. There is an additional side path and side gate located on the opposite side of the property. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. The garden is stocked with many attractive ornamental plants, shrubs and various fruit trees
- Wrought iron gates open onto a **front driveway** which in turn leads up to a tandem garage
- **Tandem garage** has light and power, a remote control Garolla roll up and over door, wall mounted gas fired Worcester boiler, double glazed window and a rear personal door leading through into the garden
- There is a good sized area of **front lawn** bordered by well stocked flower beds
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, shutter blinds and a gas fired heating system with replacement boiler

There is a small selection of amenities on Glenmoor Road approximately 650 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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