

FOR SALE
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WHERE SERVICE COUNTS

**Penrose Road
Ferndown, BH22 9JF**

FREEHOLD

GUIDE PRICE £450,000

“An extended bungalow with a secluded south facing garden approximately 400 metres from Ferndown’s town centre”

This superbly positioned and extended three double bedroom detached bungalow has a secluded south facing garden, single garage and driveway.

This light and spacious bungalow is conveniently located approximately metres from Ferndown’s town centre, whilst situated in a sought after cul de sac location. The property also now comes to the market offered with no onward chain.

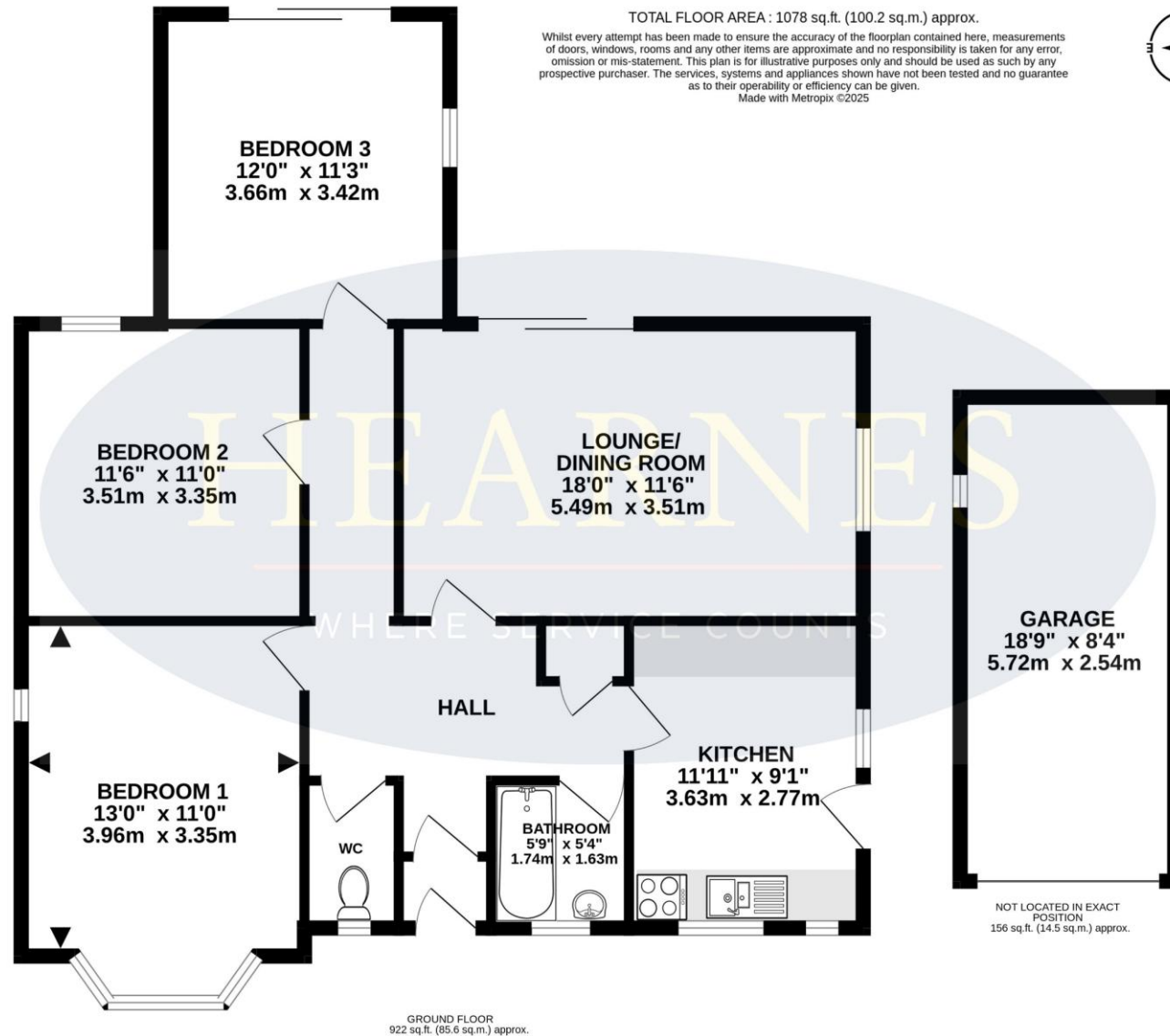
- **An extended three double bedroom detached bungalow with a secluded south facing garden approximately 400 metres from Ferndown’s town centre**
- **Entrance porch**
- **Entrance hall**
- **Cloakroom** finished in a white suite
- **Bathroom** finished in a white suite comprising panelled bath, pedestal wash hand basin, partly tiled walls
- **Kitchen** incorporating ample rolltop work surfaces with a good range of base and wall units with underlighting, recess and plumbing for washing machine, space for cooker, space for fridge and freezer, recently replaced wall mounted gas fired Worcester boiler, double glazed window to the side aspect and a double glazed door leading out onto the side driveway
- **18’ Dual aspect lounge/dining room** with sliding patio doors leading out into the secluded south facing rear garden, double glazed window to the side aspect
- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect
- **Bedroom two** is also a double bedroom
- **Bedroom three** is also a double bedroom enjoying a dual aspect with sliding patio door leading out into the rear garden
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 60’ x 50’. Adjoining the rear of the property there is a timber decked seating area which adjoins a gravelled area which in turn leads onto a large area of lawn. The garden itself is enclosed by mature shrubs and fencing with a side gate opening onto the side driveway
- A front gravelled **driveway** provides generous off road parking. Double wooded side gates open to give vehicle access up to a detached single **garage**. There is a good sized area of front lawn
- **Further benefits** include double glazing, a gas fired heating system with a 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**

AGENTS NOTES: 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. 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.





6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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