

# Meadow Close

Ferndown, Dorset BH22 8RN



**HEARNES**

WHERE SERVICE COUNTS



***“Very well appointed and well proportioned detached bungalow extended in the past with a detached, double garage and private, landscaped gardens”***

**FREEHOLD OFFERS OVER £600,000**

This wonderful traditional detached bungalow provides approximately 1431 sq ft of living space and is situated in a prime location in a popular cul-de-sac within convenient reach of Parley community stores and shopping parade, Hurn Airport and the A31 commuter routes and access to both Ferndown and Wimborne.

The accommodation comprises three bedrooms served by a modern en-suite shower room and modern family bathroom, a further open plan lounge/dining room with patio doors giving access to and overlooking the rear garden with an additional reception/office/bedroom four ideal for visitors and a fitted kitchen which is partially open through to the living room.

Other benefits include; entrance porch, modern gas boiler and central heating, double glazing, driveway providing parking for several vehicles and a detached double garage. The front and rear gardens have been thoughtfully landscaped and well maintained with specimen shrubs, section of lawn and an area to one side of the garage. The property is offered with no forward chain.

- **Entrance porch**
- **Entrance hall with cupboard**
- **Kitchen** comprising a range of wall and floor mounted units with worktop, cupboard housing the boiler, integrated oven and inset hob with a large section of opened wall to the living room, sink unit with double glazed window above, space and plumbing for washing machine and dishwasher, further double glaze door and window to the side and glazed display cabinet
- The open plan **lounge/dining room** has a stone fire surround, dual aspect double glazed window and sliding patio doors from the dining space giving access into the garden
- **Reception three/bedroom four** is a versatile room with double glazed window and built in cupboard
- **Bedroom one** has a double glazed bay window to the front aspect, built-in wardrobes with shelving and drawers and built-in cupboard
- **En-suite** finished in a modern white suite with shower cubicle, low level WC, pedestal wash hand basin and double glazed window
- **Bedroom two** (currently used as a dining room) with double glazed window to the side aspect
- **Bedroom three** with double glazed window to the side aspect and a range of fitted bedroom furniture
- **Family bathroom** fitted in a four piece suite comprising panelled bath, vanity unit with inset wash hand basin, low level WC, bidet, heated towel rail, tiled to half height

**COUNCIL TAX BAND: E**

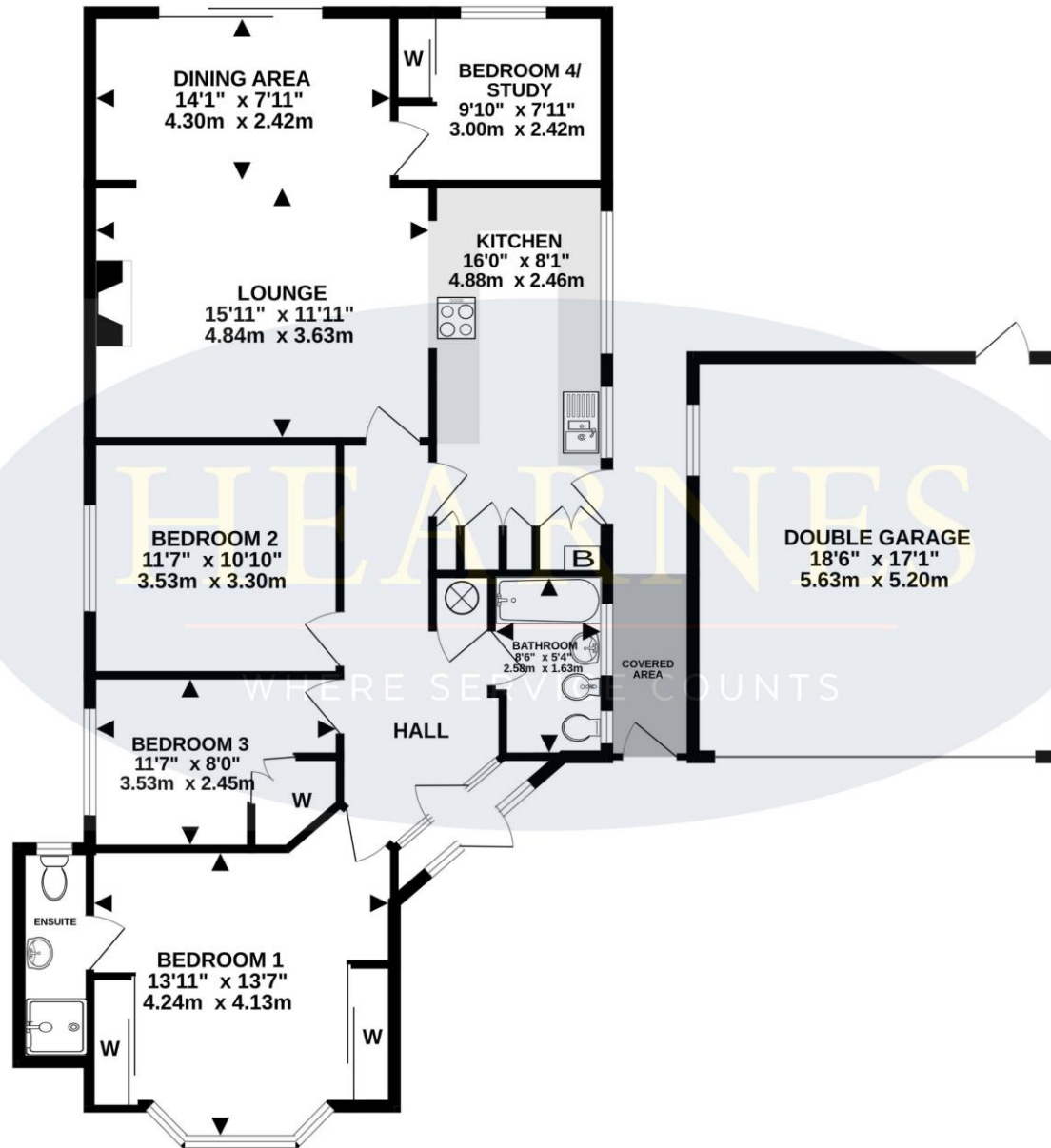
**EPC RATING: D**





TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnnes 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 surrounding **gardens** are a particular feature of the property providing excellent privacy with well maintained specimen hedging to the front section along the boundaries
- **Driveway** with parking for several vehicles leading to a detached double garage
- **Detached double garage** with automated roller door
- **A gated side access** leads to a wonderful, private and mature garden with an abundance of shrubs, hedging, sections of patio, attractive pergola and there is an additional area of garden adjacent to the garage.

Ferndown offers an excellent array of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.



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