



HEARNES
WHERE SERVICE COUNTS

**Mayfield Close, Ferndown
Dorset, BH22 9HS**

FREEHOLD PRICE £475,000

“Occupying a large private corner plot with a detached double garage”

This superbly positioned and well-maintained three bedroom detached bungalow has a conservatory offering a pleasant outlook over a 100ft private garden, detached double garage and driveway providing generous off-road parking. Tucked away at the end of a quiet cul-de-sac and conveniently located approximately 800 metres from Ferndown’s town centre.

The current owners have been in residence for circa 21 years, over which time the property has had a number of improvements and has also been extremely well-maintained. An early viewing is strongly recommended to fully appreciate this good sized plot and sought after yet convenient location.

- **Three double bedroom detached bungalow with a 100ft private rear garden**
- **20ft Entrance hall**
- **22ft Dual aspect lounge** with a picture window overlooking the front garden and a living flame coal effect electric fire with wooden surround creating an attractive focal point
- **Kitchen** incorporating work surfaces and breakfast bar, a good range of base and wall units, recess and plumbing for a dishwasher, integrated hob and extractor canopy above, integrated oven and grill, window to the side aspect facing a southerly aspect flooding the kitchen with lots of natural light and a door leading out to the conservatory
- **Conservatory** measuring approximately 12ft x 11ft, enjoys a glorious outlook over the large and private garden, has a newly replaced roof, tiled floor and a door leading out to the patio
- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and cupboards over the bed recess
- **Bedroom two** is a double bedroom, currently being used as an office
- **Bedroom three** could also be used as a double bedroom, but is **currently being used as a utility room/shower room** as it has a work surface with inset sink, recess and plumbing for a washing machine and a corner shower cubicle
- **Family bathroom** finished in a white suite to incorporate a panelled bath with mixer taps and shower hose, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- The **rear garden** is without doubt a superb feature of the property as it measures **approximately 100ft in length** and 40ft in width. The garden is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio area with an aluminium gazebo with polycarbonate roof. The garden is stocked with many attractive plants and shrubs, whilst the remainder is predominantly laid to lawn. Also within the garden there is a shed with light and power and at the far end of the garden there is a summer house with light and power
- **Front garden** stocked with attractive plants and shrubs
- **Front driveway/hardstanding** providing the ideal space for the storage of a boat or caravan
- Side driveway providing **generous off-road parking** and leading down to double wooden gates, which open to provide **additional off-road parking** and vehicle access to a detached double garage
- **Detached double garage** with a remote control up and over door, side door, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired central heating system with replacement boiler and the boiler has been installed within the roof space

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

COUNCIL TAX BAND: D

EPC RATING: D

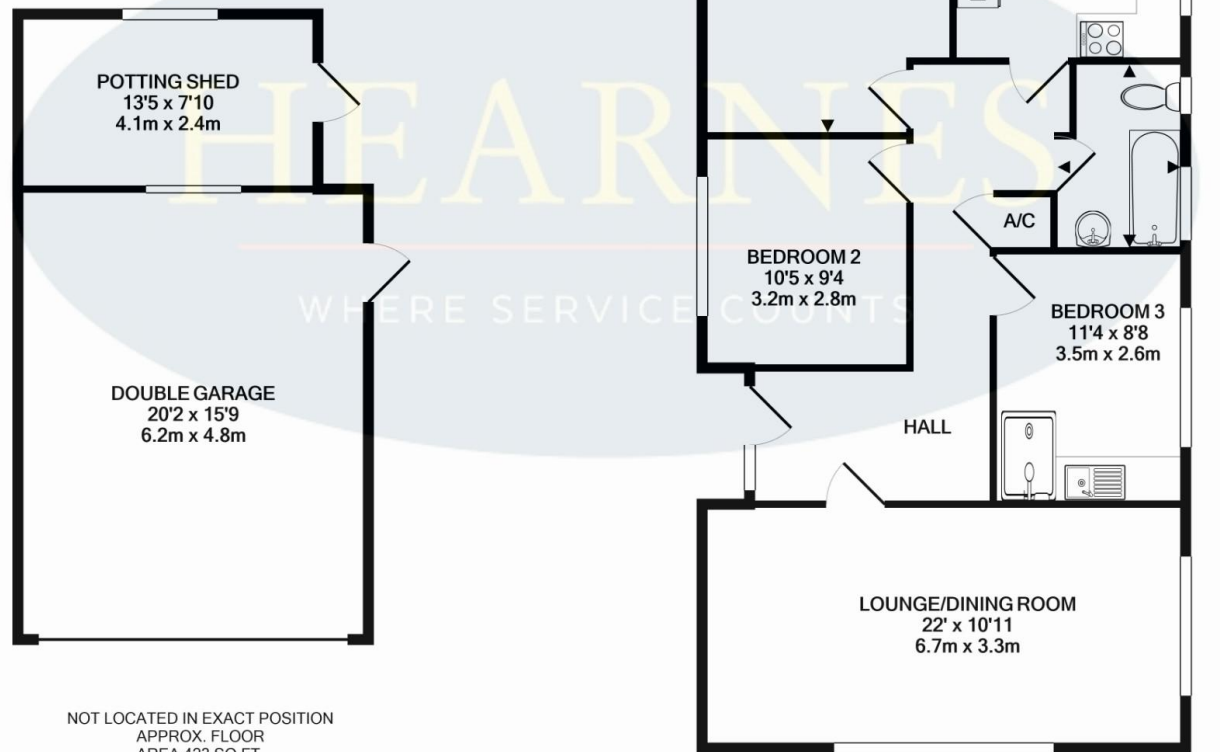
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1007 SQ.FT.
(93.6 SQ.M.)

