

Larks Rise

Ferndown, Dorset, BH22 9QU



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged and beautifully finished bungalow with a 85ft private west facing and landscaped garden”

FREEHOLD OIEO £550,000

This beautifully finished and extended four bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory overlooking a 85ft private landscaped and west facing rear garden, with a front driveway providing generous off-road parking.

This 1,500 sq ft family home is offered in immaculate condition and has some lovely finishing touches. The 85ft rear garden is a particular feature as it has been recently landscaped for ease of maintenance, as well as incorporating a large family and entertaining decked seating area, covered hot tub area and a covered oak framed barbeque area. An early viewing of this light and spacious bungalow is strongly recommended.

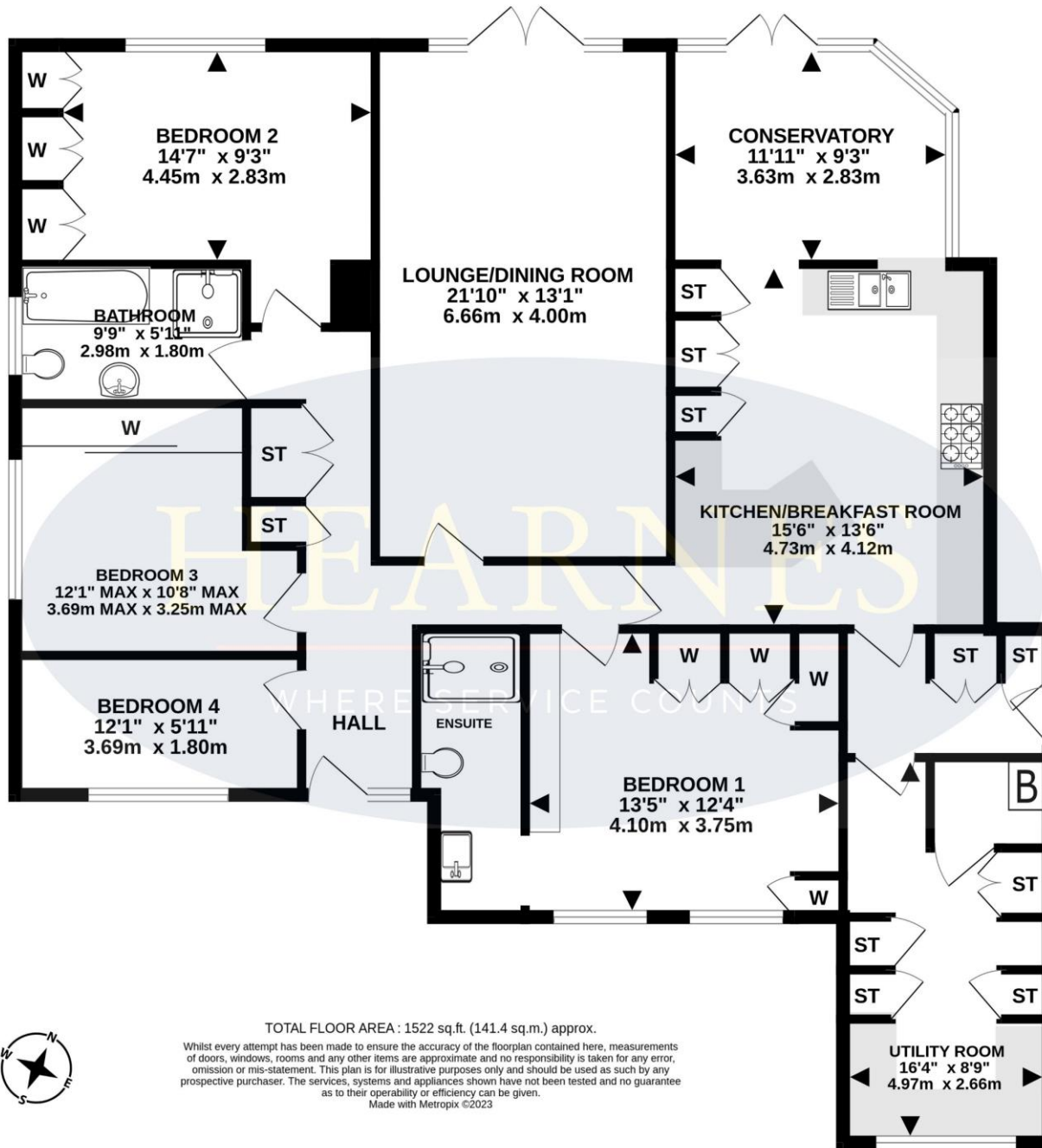
- **Four bedroom detached bungalow with a private landscaped west facing 85ft rear garden offered with no onward chain**
- 21ft x 15ft Spacious **entrance hall** with fitted cupboards
- 15ft x 13ft **Stunning kitchen/breakfast room**, beautifully finished with extensive granite worktops and matching upstands, a low level granite breakfast bar, good range of base and wall units with under cupboard lighting and LED plinth lighting, Range cooker with extractor canopy above, integrated combination microwave oven, integrated dishwasher, cupboard housing twin fridge/freezers, tiled floor, an opening through to the conservatory and a door through to a boot room
- **Boot room** with fitted coat cupboards, a tiled floor and a door leading out to a side path, with a further door leading through to the utility room
- Large **utility room** with recess and plumbing for a washing machine, worktops and an excellent range of fitted cupboards and drawer storage. A cupboard houses the wall-mounted gas-fired boiler
- **Conservatory** is fully double glazed and has a radiator allowing for this room to be used all year round, tiled floor and French doors leading out to the rear garden
- **21ft Impressive lounge/dining room** with living flame coal effect gas fire creating an attractive focal point and French doors leading out to a west facing rear garden
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, drawer storage and cupboards fitted over the bed recess
- Luxurious appointed and spacious **en-suite shower room** incorporating a large walk in shower area with a chrome raindrop shower head and separate shower attachment, wc with concealed cistern, contemporary wash hand basin with vanity storage beneath and fully tiled polished porcelain walls
- **Bedrooms two and three** are both generous sized double bedrooms, with fitted wardrobes
- **Bedroom four** is a good sized single bedroom
- Spacious family **bathroom/shower room** incorporating a panelled bath, good sized separate corner shower cubicle, wc with concealed cistern, wash hand basin with vanity storage beneath, additional vanity storage and fully tiled walls.
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas-fired central heating system and the property is offered with no onward chain

COUNCIL TAX BAND: C

EPC RATING: C







TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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

- **Rear garden** which is a superb feature of the property as it measures approximately 85ft in length, faces a **westerly aspect**, offers an excellent degree of seclusion and has been recently landscaped for ease of maintenance. Adjoining the rear of the property there is a large composite decked seating area, with an oak framed covered hot tub area and an oak framed covered barbeque area. Adjoining the decking there is a good sized area of artificial lawn and a paved patio. A gravelled path with trellis over leads down to the far portion of garden which has been laid to gravel, with two recently constructed composite storage sheds which could be included in the sale depending on the final figure agreed.
- At the front of the property there is an ornately shaped tarmac driveway which provides **generous off-road parking**, as well as a raised area of artificial lawn. The front boundary is bordered by a brick wall with inset lighting.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.



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