



Dorset Avenue
Ferndown, Dorset, BH22 8HN

FREEHOLD

GUIDE PRICE £400,000

We are pleased to present to you this well-appointed traditional detached bungalow offered in good decorative order. It is situated in a fantastic location convenient for good schools, approximately 500 metres from the town centre and 650 metres from amenities on Glenmoor Road, and is well connected to nearby towns. This would make an ideal home for couples and those looking to downsize.

8 Dorset Avenue has a triple aspect open plan lounge-dining room with double glazed French doors leading to the southerly aspect rear garden. There is a good-sized kitchen which leads to the dining room and rear garden. There are two double bedrooms served by a modern fitted shower room and separate WC. The property has gas central heating, double glazing, driveway parking to a detached double garage together with an impressive front aspect garden and south facing rear patio garden.

KEY FEATURES

- **Excellent location in a sought after road, conveniently located for amenities and schools.**
- **OPEN PLAN triple aspect spacious lounge-diner.**
- **Private easy to maintain rear patio with established shrubs**
- **Large front garden with a well maintained lawn and scope to improve.**
- **Neutral décor throughout with scope to modernise.**
- **GAS central heating and UPVC double glazed windows.**
- **Double garage with an electric charging point for 1 vehicle**
- **NO ONWARD CHAIN**

FRONT DOOR: Enter via a double-glazed front door leading to the entrance porch.

ENTRANCE PORCH: With tiled flooring and further double glazed door and windows giving access to the entrance hall with plenty of room for shoes and coats.

HALL: Neutrally decorated hallway with storage cupboard and hatch to loft space.

OPEN PLAN LOUNGE / DINING ROOM: Extremely well-proportioned triple aspect room with double glazed bow window to the front overlooking the gardens. Purbeck stone centrally positioned fireplace with two further picture windows on each side. Double-glazed French door to the rear giving access to the garden.

KITCHEN / BREAKFAST ROOM: Spacious fitted kitchen comprising of a substantial range of base and wall mounted units with adjoining worktops, integrated and raised oven and separate grill with inset four ring Neff gas hob and extractor above, ceramic one and a half bowl sink unit with double glazed window above overlooking the rear garden. Additional breakfast bar seating area. Space and plumbing for washing machine and tall standing fridge/freezer. Wall mounted Gloworm gas boiler, part tiled walls and double-glazed door the rear garden

BEDROOM ONE: Double-glazed bow window onto the front aspect, comprehensive range of fitted wardrobes with hanging space and shelving above

BEDROOM TWO: Double-glazed window onto the rear aspect and small built in storage cupboard

SHOWER ROOM: Fitted in a modern white suite comprising fitted shower cubicle with Mira wall mounted shower unit, vanity unit with inset basin, double glazed window to the side, extractor fan and partly tiled walls.

CLOAKROOM: Separate WC and sink with double glazed window to the side.

GARDEN: To the front a path leads to the front door from the adjacent Melbury Crescent alongside the well-maintained front garden and level lawn. The south facing rear garden has a particularly secluded private outlook with patio, shrub and mature bushes. Secure side gate access extends across the boundary in Dorset Avenue to the garage and parking area

GARAGE: Detached DOUBLE garage with twin up and over door. Charging point for an EV vehicle.

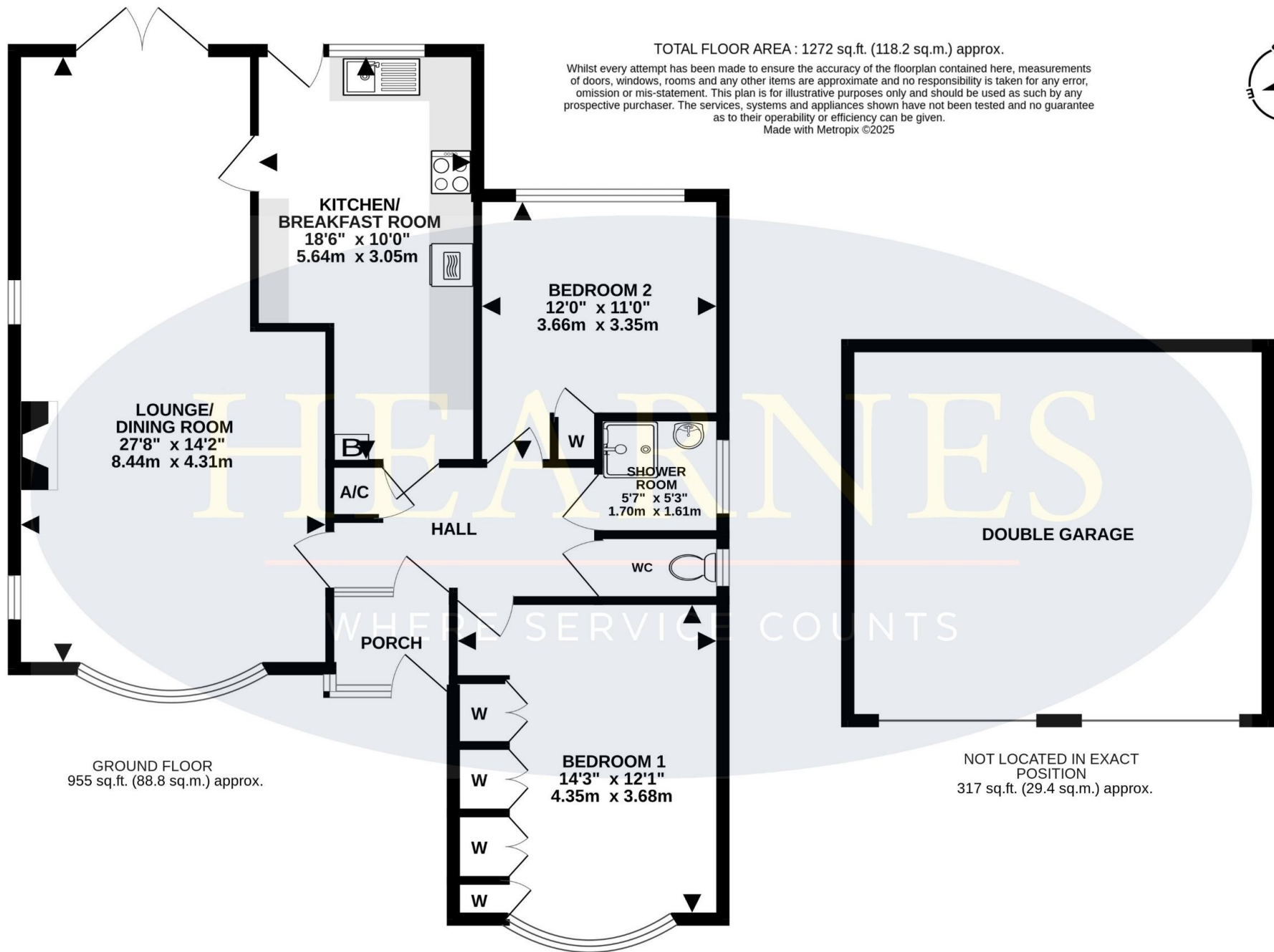
COUNCIL TAX BAND: D

EPC RATING: E

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

“Detached bungalow with potential to modernise occupying a well proportioned corner plot with detached double garage offered with no forward chain”





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