



**Palfrey Road, Northbourne  
Bournemouth BH10 6DN**

# FREEHOLD GUIDE PRICE

## £450,000

***“A rarely available bungalow occupying a larger than average plot with a private, west facing garden”***

This generous sized and attractive three double bedroom, two reception room, detached bungalow has a double glazed conservatory overlooking a private west facing rear garden with a detached single garage and driveway providing generous off road parking. This rarely available bungalow occupies a larger than average double plot whilst situated in an elevated position and offering enormous potential to be enlarged and enhanced (subject to the necessary planning consents).

This is a rare opportunity to purchase a light and spacious bungalow with enormous potential that has been owned by the current owner for circa 38 years and now comes to the market offered with no onward chain.

- Spacious **entrance hall** with loft hatch
- Generous size **lounge** with bay window to the front aspect and original feature stained glass porthole windows
- **Dining room** with sliding patio doors leading out into the conservatory
- **Kitchen/breakfast room** incorporating ample worktops which continues round to form a breakfast bar, base and wall units, recess for cooker with extractor canopy above, recess and plumbing for washing machine, recess for fridge, fully tiled walls, larder recess with space for fridge/freezer
- Fully double glazed **conservatory** with tiled floor and double glazed French doors leading out into the rear garden
- **Bedroom three/study** which has formerly been used as a bedroom and has a fitted wardrobe
- **Bedroom one** is a generous size double bedroom with fitted wardrobes and original porthole stained glass feature windows
- **Bedroom three** is also a double bedroom
- Spacious **family bathroom/shower room** incorporating a panelled bath, good size walk-in shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 50ft x 50ft. The garden itself is fully enclosed
- Adjoining the rear of the property there is a **paved patio** and side gates located on both sides of the property. The remainder of the garden is mainly laid to lawn. Also within the garden there are **two greenhouses**
- Wrought iron gates lead onto **side driveway** which provides generous off road parking and in turn leads down to a detached single garage
- There is a good size area of **front lawn** bordered by well stocked flower beds
- **Detached single garage** has metal up and over door, light and power
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

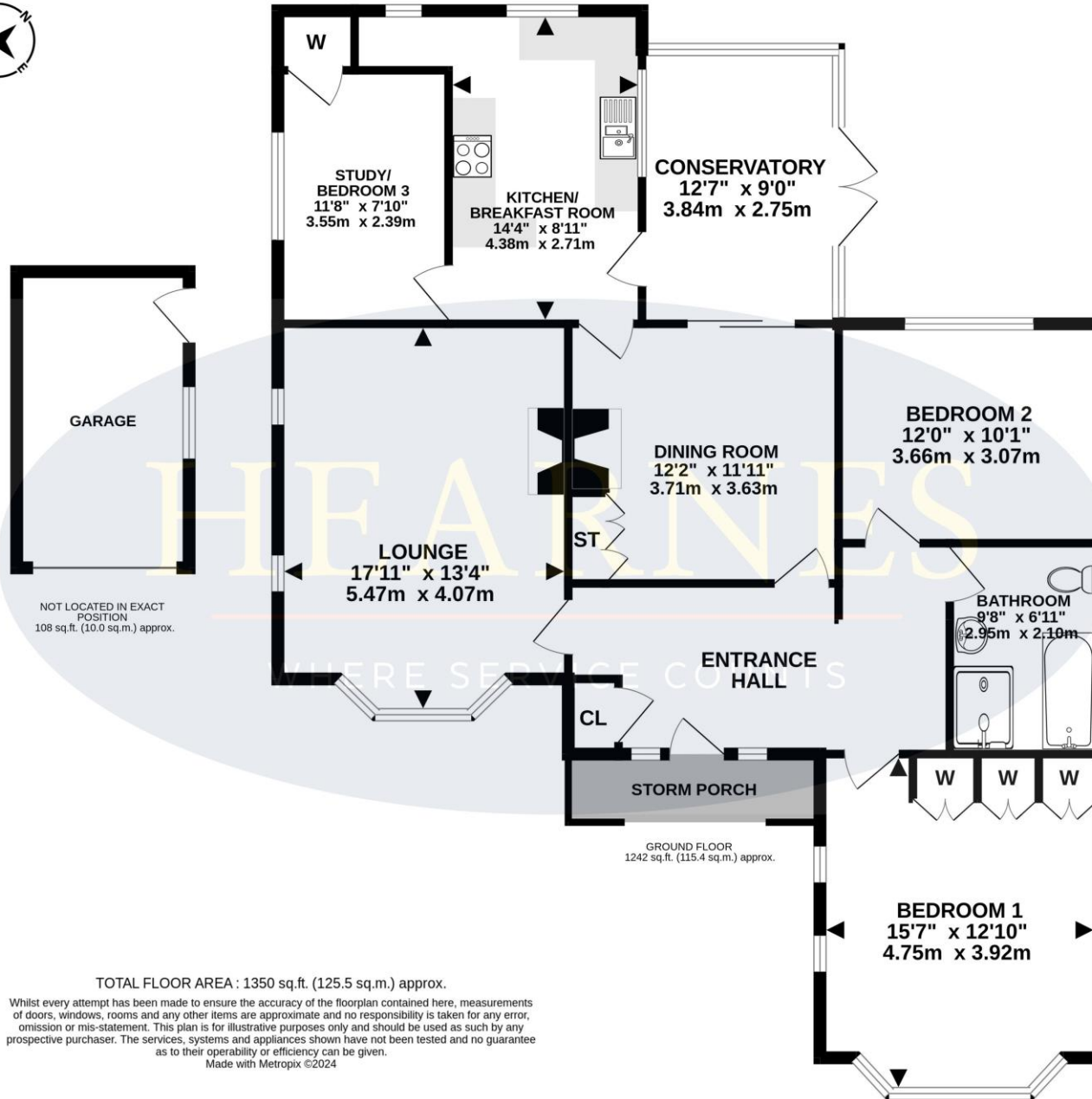
There is a good selection of amenities in Kinson 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 3 miles away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**



AGENTS NOTES: 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. 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.



TOTAL FLOOR AREA : 1350 sq.ft. (125.5 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.  
Made with Metropix ©2024

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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

