



HEARNES

WHERE SERVICE COUNTS

**Woodside Close
Ferndown, Dorset BH22 9LG**

FREEHOLD

PRICE £530,000

“An extended and superbly positioned bungalow with a 50ft secluded rear garden”

This superbly positioned and extended three bedroom, one bathroom, one shower room, detached bungalow, has a double glazed conservatory overlooking a 60ft secluded garden, a single garage and driveway, whilst tucked away in a sought-after cul-de-sac location and conveniently located within 0.7 miles from Ferndown's town centre.

An extended three bedroom, detached bungalow, in a sought-after cul-de-sac location

- **Entrance porch**
- **24ft Spacious entrance hall** with cupboard housing a wall mounted gas fired Valiant boiler
- A light and spacious **17ft dual aspect lounge**
- **21ft kitchen/breakfast/dining room** The kitchen breakfast area incorporates ample roll top work surfaces which continues round to a breakfast bar, good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine and dishwasher, recess for fridge and freezer, attractive tile splashbacks, single glazed door leading out into the conservatory
- The **dining area** has ample space for a dining table and chairs, with fitted storage cupboards and glass fronted display cabinet. There is a door leading through into bedroom three/office
- Double glazed **conservatory** with a radiator allows this room to be used all year round, enjoying a pleasant outlook over the secluded rear garden
- **Bedroom three/office** has a double glazed window overlooking the rear garden and a door leading through into an inner lobby
- **Inner lobby** with door through into the garage, stairs, rising to a useful storage area which has been created above the garage
- **Bedroom one** is a generous sized double bedroom
- **Bedroom two** is also a generous sized double bedroom
- **Shower room** finished in a white suite, incorporating a walk-in shower cubicle, WC with concealed cistern, wall mounted wash hand basin
- **Bathroom**, incorporating a panel bath, WC, pedestal wash hand basin and fully tiled walls
- The **rear garden** is a superb feature of the property and measures approximately 60ft x 50ft, offers an excellent degree of seclusion and is extremely well kept
- Adjoining the rear of the property there is a **large blocked paved patio**
- The **rear garden** is predominately laid to lawn bordered by well stocked flower beds. Within the garden there is a useful timber work shop, with electricity and a second wooden potting shed and vegetable plot. The garden itself is fully enclosed
- A **front driveway** provides generous off-road parking and in turn leads to a single garage
- **Single garage** up and over door

Further benefits include double glazing, replacement UPVC fascia and soffits, gas fired heating system with replacement wall mounted gas fired Vaillant boiler.

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

COUNCIL TAX BAND: E

EPC RATING: C

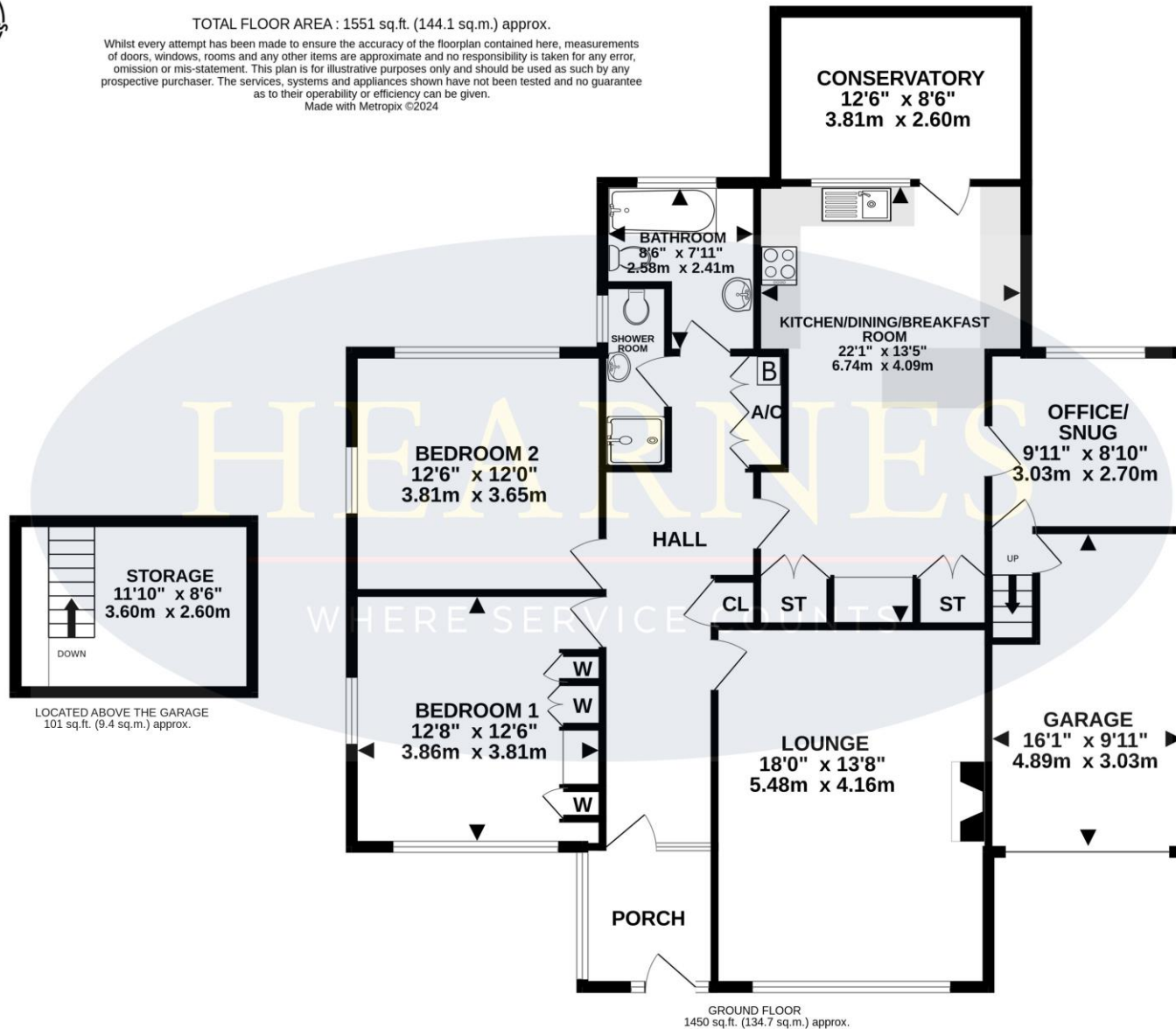


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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 : 1551 sq.ft. (144.1 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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