

# Monkton Close

Ferndown, Dorset BH22 9LN



**HEARNES**

WHERE SERVICE COUNTS



***“Conveniently located and extended bungalow occupying a larger than average and secluded west facing corner plot”***

**FREEHOLD GUIDE PRICE £465,000**

This modernised and extended three bedroom detached bungalow occupying a good size, secluded corner plot with a 50ft west facing rear garden, detached single garage, hard standing for storage of boat or caravan and a front driveway providing additional off road parking.

This conveniently located and immaculately presented bungalow has a tremendous amount of scope to be enlarged and enhanced (subject to the necessary planning consents) and now comes to the market with no onward chain.

Ferndown’s town centre is located approximately 800 metres away.

- **Extended three bedroom bungalow on a large and private corner plot with no chain**
- **Entrance porch**
- Generous 12ft x 11ft **entrance hall** with a storage cupboard and loft access with pull-down ladder giving access to a large loft space
- 15ft Dual aspect **lounge** with a living flame coal effect contemporary electric fire set within an attractive limestone surround
- 18ft Light and spacious, dual aspect **kitchen/dining room** incorporating ample roll top worksurfaces with a good range of base and wall units with underlighting, recess for fridge and freezer, recess and plumbing for dishwasher and washing machine, recess for cooker with extractor canopy above, cupboard housing a replacement wall mounted gas fired Worcester boiler, ample space for dining table and chairs, windows overlooking the rear garden and door leading out onto a patio area
- **Bedroom one** is a generous size double bedroom benefitting from fitted floor to ceiling mirror fronted wardrobes with sliding doors and door leading out into the rear garden
- **Bedroom two** is also a generous size double bedroom
- **Bedroom three** is a large single bedroom
- Spacious **family shower room** finished in a stylish white suite incorporating a large walk-in shower area, wall mounted wash hand basin, WC, partly tiled walls and tiled floor

**COUNCIL TAX BAND: E**

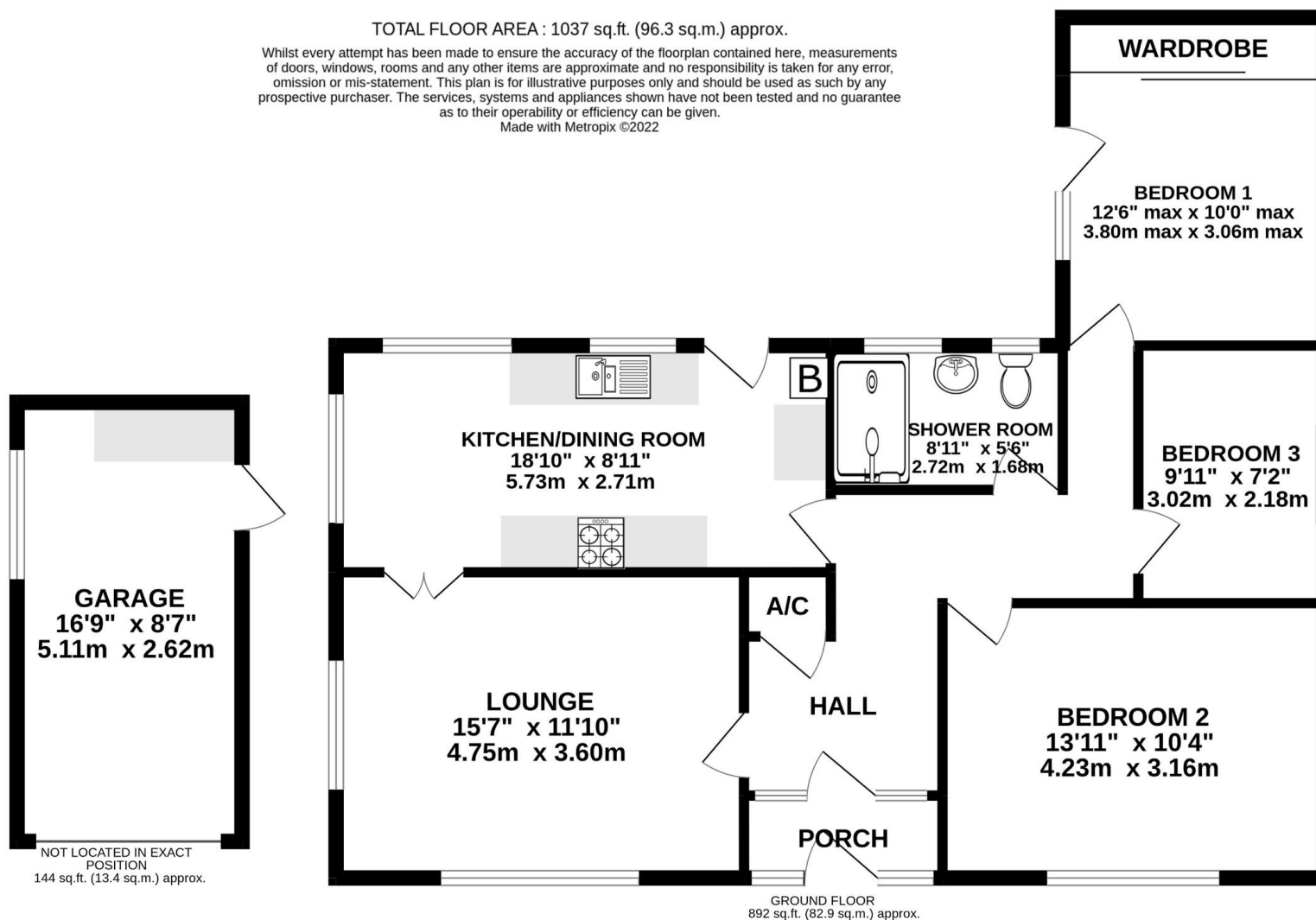
**EPC RATING: D**





TOTAL FLOOR AREA : 1037 sq.ft. (96.3 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

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, measures approximately 50ft in length x 45ft in width and offers an excellent degree of seclusion. The garden itself is predominantly laid to lawn which is immaculately kept and is bordered by well stocked flower beds. A path leads round to a side gate. The path also continues round to a paved patio area. At the far end of the garden there is a detached single garage. Alongside the garage there are double wooden gates which open onto a hard standing providing an ideal space for storage of boat or caravan
- **Detached single garage** with a workbench, double glazed window, side personal door, light and power and a remote control metal up-and-over front door
- There is a generous size area of well kept **front lawn** bordered by attractive plants and shrubs
- **A front and side gravel driveway** provides generous off road parking
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system with replacement boiler and the property also now comes to the market offered with no onward chain

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



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