



**HEARNES**  
WHERE SERVICE COUNTS

Fairways  
Ferndown, Dorset, BH22 8BA



# FREEHOLD PRICE

## £495,000

*“Well presented bungalow occupying a large and private plot”*

A generous sized and well presented three double bedroom detached bungalow with a 70' rear garden, generous off road parking and a detached single garage enjoying a popular residential location situated conveniently for the local amenities.

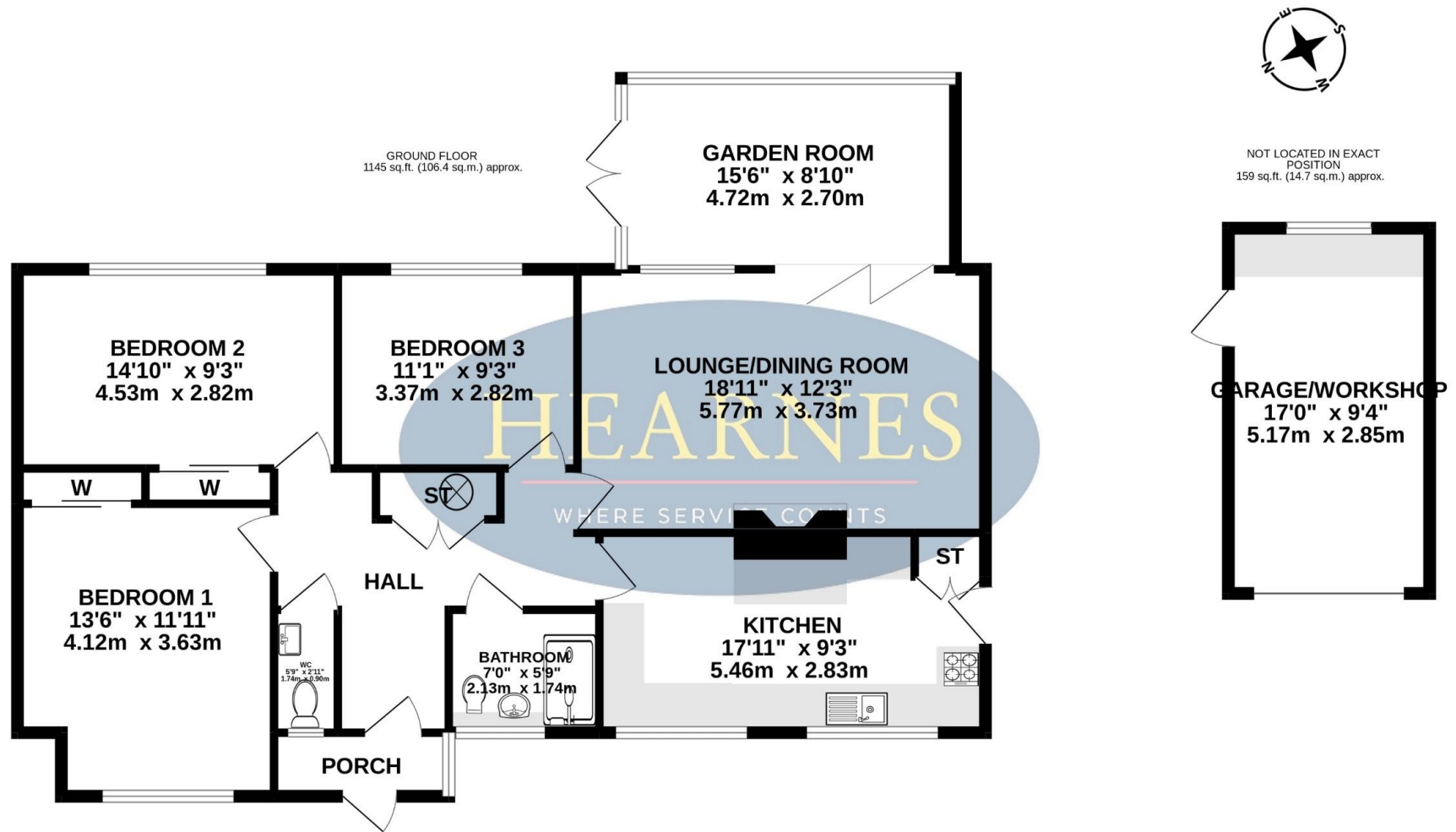
- **Three double bedroom detached bungalow with a 70' rear garden**
- **Enclosed porch**
- Good sized **entrance hall**
- Separate **cloakroom**
- **Kitchen** incorporating a good range of base and wall units, integrated double oven, gas hob and integrated dishwasher, window overlooking the front garden
- **18' Lounge** with bi-fold doors opening into the orangery
- **Garden room** with French doors leading onto the patio
- **Bedroom one** with fitted wardrobes and window overlooking the front garden
- **Bedroom two** is a double room with a window overlooking the rear garden
- **Bedroom three** is also a double bedroom with a window overlooking the rear garden
- **Shower room** incorporating a shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath and window overlooking the front garden
- **Front garden** which has been landscaped for ease of maintenance
- **Driveway** providing off road parking for several vehicles leading down to a detached single garage
- Detached single **garage** with a metal up and over door, light and power
- 70' x 55' **Rear garden** offering an excellent degree of seclusion, is fully enclosed and is stocked with many attractive plants and shrubs
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired central heating system. Vendors suited.



**COUNCIL TAX BAND: E**

**EPC RATING: D**

AGENTS NOTE: 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.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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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