



FOR SALE
HEARNES
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**Dorset Avenue, Ferndown
Dorset, BH22 8HW**

FREEHOLD PRICE

£525,000

“An immaculately presented bungalow, occupying a good sized corner plot”

This conveniently located and well-presented three bedroom, one bathroom, one shower room detached bungalow had a double glazed conservatory overlooking a secluded garden, a detached single garage and driveway providing generous off-road parking.

This light and spacious bungalow occupies a good sized corner plot and is conveniently located for amenities.

- **Three bedroom detached bungalow on a good sized corner plot**
- Spacious **entrance hall**
- **15ft Kitchen** incorporating ample work surfaces, attractive tiled splashbacks, a good range of base and wall units, Rangemaster cooker, recess and plumbing for a dishwasher, window overlooking the side garden and a door giving access
- Archway through to the **utility room** with work surfaces, recess and plumbing for a washing machine, wall-mounted gas-fired Worcester boiler and space for a fridge/freezer
- **18ft Dual aspect lounge** with sliding patio doors leading out to a conservatory
- **14ft Conservatory** with a radiator allowing for this room to be used all year round and sliding patio doors out to the rear garden
- **Bedroom one** is a good sized double bedroom benefitting from fitted wardrobes with sliding doors
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, wash hand basin with vanity storage beneath, wc and fully tiled walls
- **Bedroom two** is a good sized double bedroom
- **Bedroom three** is a good sized single bedroom
- **Family bathroom** finished in a stylish white suite incorporating a shower/bath with shower over and glass shower screen, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Side garden** measuring approximately 30ft x 30ft, has been landscaped for ease of maintenance and incorporates a large paved patio area, gravelled area, small lawned area, shed with light and power and adjoining greenhouse. A side gate opens onto the front driveway
- Enclosed **rear garden** incorporating a good sized lawned area and a paved patio, with a side gate opening to the front garden
- **Front garden** also landscaped for ease of maintenance
- **Single garage** with a remote control roll up and over door, light and power
- **Further benefits** include double glazing and a gas-fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away. There is a selection of amenities on Glenmoor Road, approximately 200 metres away.

COUNCIL TAX BAND: E

EPC RATING: C

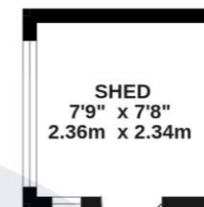


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

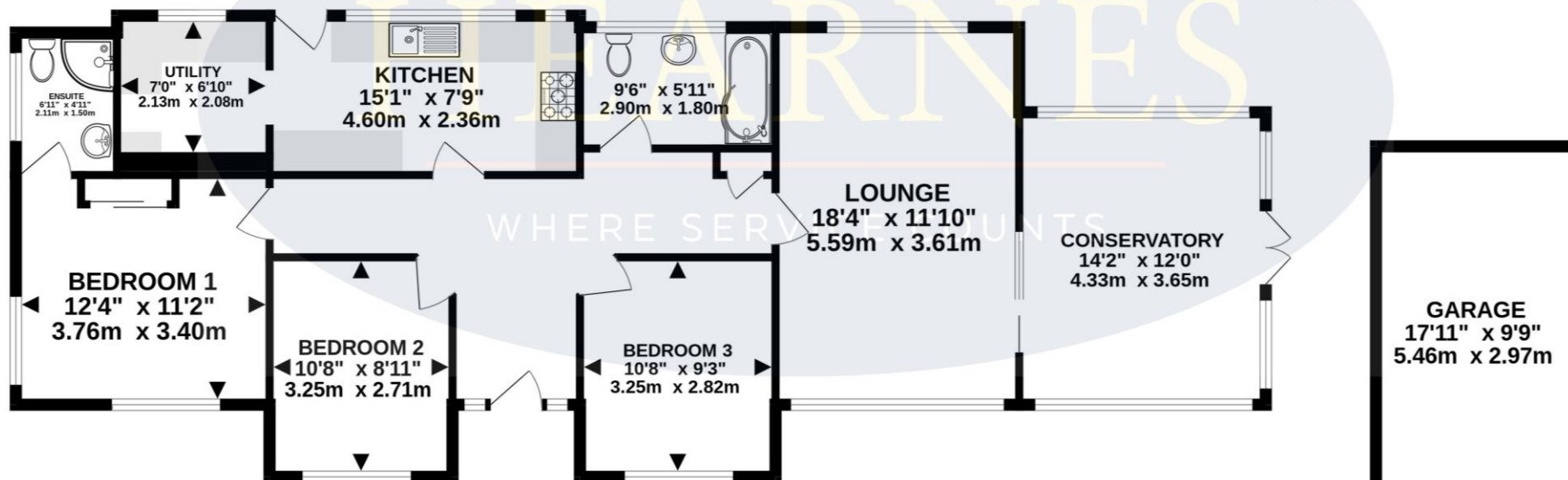
TOTAL FLOOR AREA : 1368 sq.ft. (127.1 sq.m.) approx.

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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OUTBUILDING
59 sq.ft. (5.5 sq.m.) approx.



GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
175 sq.ft. (16.2 sq.m.) approx.

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