



**St Georges Drive
Ferndown, Dorset, BH22 9EF**

FREEHOLD PRICE

£450,000

“Detached bungalow located in an exceptional position within a level walk of Ferndown town centre & regular bus routes offered with no forward chain”

This traditional detached bungalow provides an opportunity to further modernise occupying a superb, private plot only 400 metres from a Marks & Spencer Foodstore, regular bus routes and a level walk to Ferndown’s shops and amenities.

The accommodation comprises two double bedrooms both with built-in wardrobes and served by a recently modernised, stylish en-suite shower room and bathroom. A spacious triple aspect living room and dining space with patio doors and a fitted kitchen with door to the garden.

Other benefits include new carpets, modern combination gas boiler, double glazing, driveway parking for two cars to a garage/workshop and a low maintenance, westerly aspect private garden.

- **Entrance lobby** with door to entrance hall
- **Entrance hall** with glazed partition to the lounge, double cupboard housing modern gas combi-boiler
- **Lounge/dining room** with double glazed window to the front and side, double glazed sliding patio doors
- **Kitchen** with a range of wall and floor mounted units, space for cooker, sink unit with window above and double glazed door to the rear garden
- **Bedroom one** with built in cupboards, double glazed window and door to en-suite
- **En-suite**, refitted in a modern suite with dual width shower cubicle with glazed sliding door, pedestal wash hand basin, low level WC, chrome towel rail, extractor fan and double glazed window
- **Bedroom two** with built in cupboards
- **Bathroom** refitted in a modern white suite with fully tiled walls, pedestal wash hand basin, panelled bath and double glazed window
- **Separate WC**, double glazed window
- **The front garden** is partly lawned with pavia driveway parking for two vehicles leading to the garage and side access to the rear
- **Garage** pitched roof, up and over door, internal power
- **The rear garden** provides a blank canvas for landscaping with a section of patio and level lawn and faces a westerly aspect. There is a **timber constructed sun room** across part of the bungalow with a mature private outlook enclosed by walls and timber fencing. The garden is ideal for minimal maintenance

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown’s town centre is located approximately 900 metres away.

COUNCIL TAX BAND: D

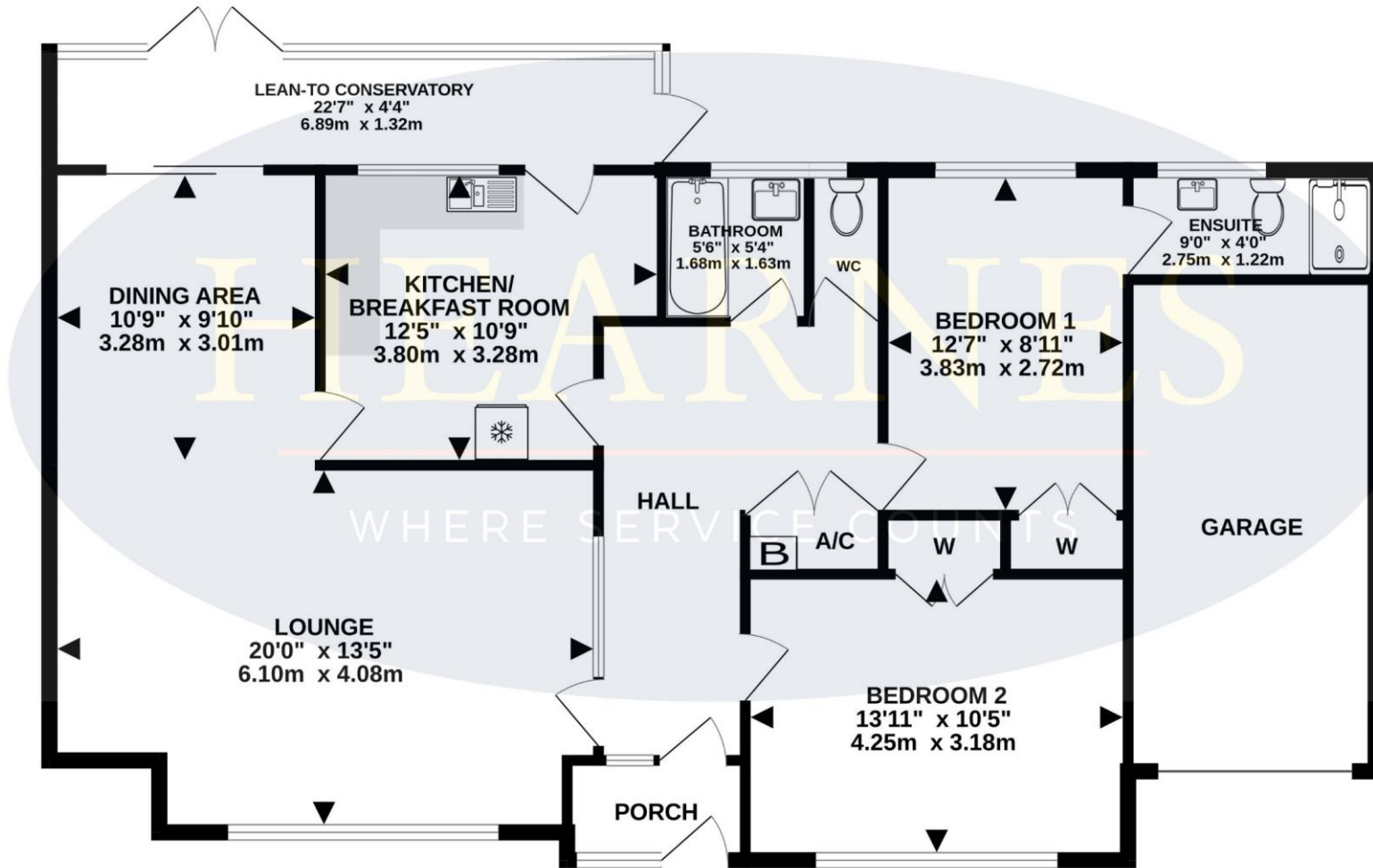
EPC RATING: D

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 : 1253 sq.ft. (116.4 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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