



**Dugdell Close
Ferndown, Dorset BH22 8BJ**

FREEHOLD GUIDE PRICE

£300,000

“Tucked away in a cul-de-sac location with a good sized enclosed private garden”

This generous sized and well presented three bedroom end of terrace family home has a 35ft enclosed and secluded rear garden with a front driveway providing generous off road parking and tucked away in a pleasant cul-de-sac location whilst situated approximately 200 metres from acres of protected heathland. The garage has been converted which has created a study and large storage room.

- **A three bedroom end of terrace family home in a cul-de-sac location**

Ground floor:

- **Good size entrance hall**
- **Cloakroom** finished in a white suite
- Good size **store room** which was formerly the integral garage opening through into a utility/office
- **Study** with double glazed window to the front aspect
- Generous size dual aspect **lounge/dining room**
- The **lounge area** has a double glazed window to the front aspect and an exposed stone fireplace with display shelves either side creating an attractive focal point of the room
- The **dining area** enjoys a pleasant outlook over the rear garden
- **Kitchen** incorporates roll top work-surfaces, base and wall units, recess for cooker with extractor canopy above, recess for fridge/freezer, recess and plumbing for dishwasher, double glazed window overlooking the rear garden and a door leading out onto the patio area

First floor:

- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and a corner shower cubicle
- **Bedroom two** is also a generous size double bedroom benefitting from a fitted double wardrobe with cupboard above and double glazed window overlooking the rear garden
- **Bedroom three** is a large single bedroom with a fitted desk unit and storage above with a double glazed window to the front aspect
- **Family bathroom** finished in a white suite and incorporates a panelled bath with shower over, WC, wash hand basin with vanity storage beneath, partly tiled walls

Outside:

- The **rear garden** measures approximately 35ft x 30ft offers a good degree of seclusion and is fully enclosed. Adjoining the rear of the property there is a good sized paved patio area with steps leading up to a lawned area where there is a pond and water feature. Also within the garden there is a summerhouse
- A **front driveway** provides generous off road parking
- Located down one side of the property there is a good sized **useful store room**
- **Further benefits include:** double glazing, UPVC fascias & soffits and a gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1.5 miles away.

COUNCIL TAX BAND: C

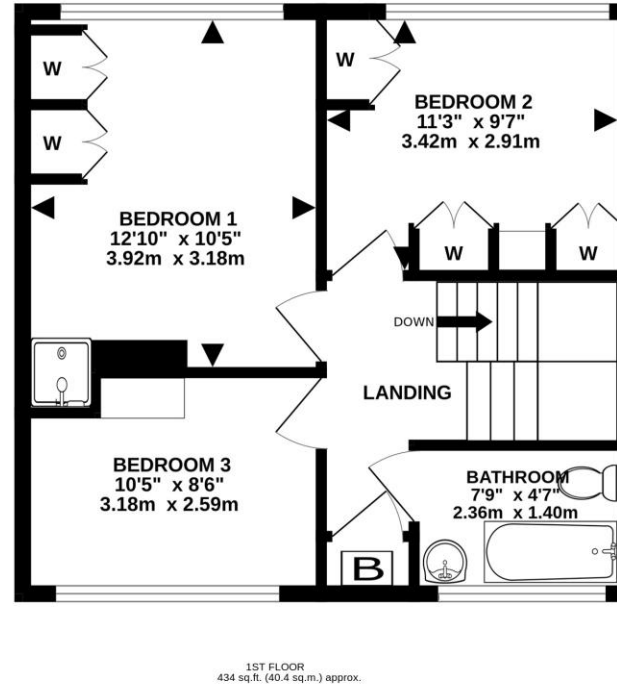
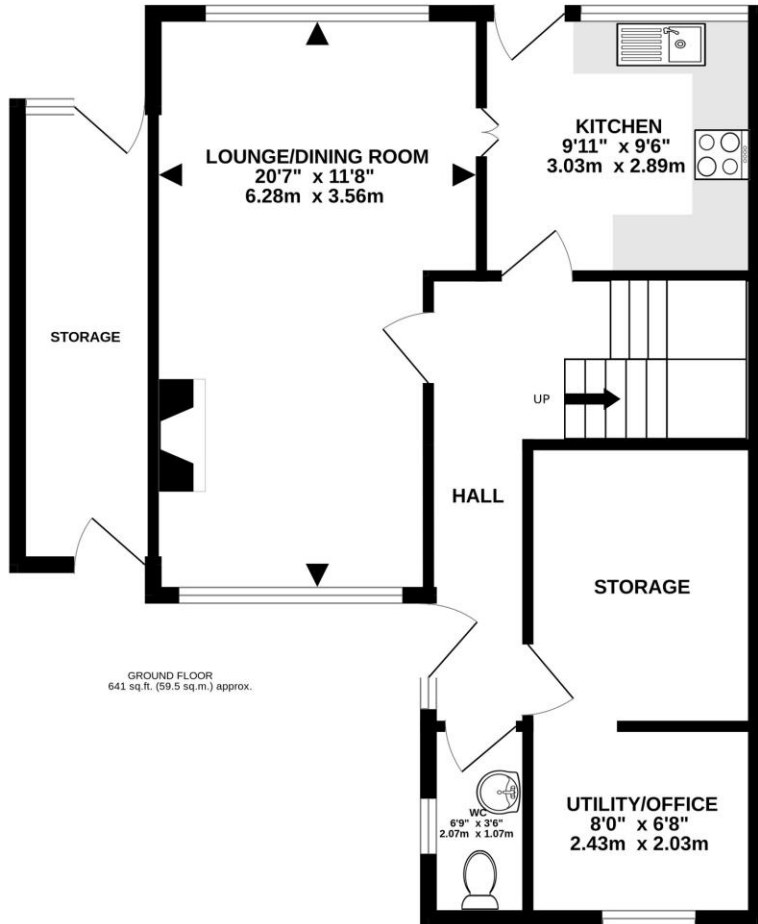
EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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 : 1116 sq.ft. (103.6 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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NOT LOCATED IN EXACT POSITION
40 sq.ft. (3.7 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

