

Martins Drive

Ferndown, Dorset, BH22 9SQ



HEARNES

WHERE SERVICE COUNTS



“A generous sized bungalow, with a secluded west facing garden, occupying a private plot which is approaching 1/5 of an acre”

FREEHOLD PRICE £650,000

This well-presented and generous sized three double bedroom, two shower room detached bungalow has a 65ft private west facing rear garden, single garage and a driveway providing generous off-road parking. Sitting centrally on a good sized plot measuring 0.18 of an acre.

The property has a tremendous amount of scope and potential to be enlarged and enhanced, subject to the necessary planning consents. The rear garden is a particular feature as it faces a westerly aspect and offers an excellent degree of seclusion. The property is situated in a sought after cul-de-sac location within Ferndown.

- **Three double bedroom detached bungalow, occupying a secluded plot measuring 0.18 of an acre.**
- **Entrance porch.**
- 19ft Spacious **entrance hall**.
- 18ft **Dual aspect lounge** with a picture window overlooking the front driveway, a feature fireplace and an archway through to the dining room.
- Generous sized **dining room** with double glazed sliding patio doors opening out to a covered patio area and the private west facing rear garden.
- **Kitchen** incorporating ample work surfaces, a good range of base and wall units, central island unit with storage beneath, recess for a fridge, integrated oven, grill, hob and extractor, stainless steel sink unit and drainer and a double glazed door leading out to the utility room.
- Double glazed **utility room** with a door leading out to the rear garden and plumbing for a washing machine.
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes with cupboards above and drawer storage.
- Spacious **en-suite shower room** incorporating a good sized shower area, wc and pedestal wash hand basin.
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes with cupboard above.
- **Bedroom three** is also a double bedroom
- **Spacious shower room** finished in a modern white suite, incorporating a good sized corner shower cubicle, pedestal wash hand basin and wc.
- **Further benefits** include double glazing, a gas-fired heating system and security alarm.

COUNCIL TAX BAND: E

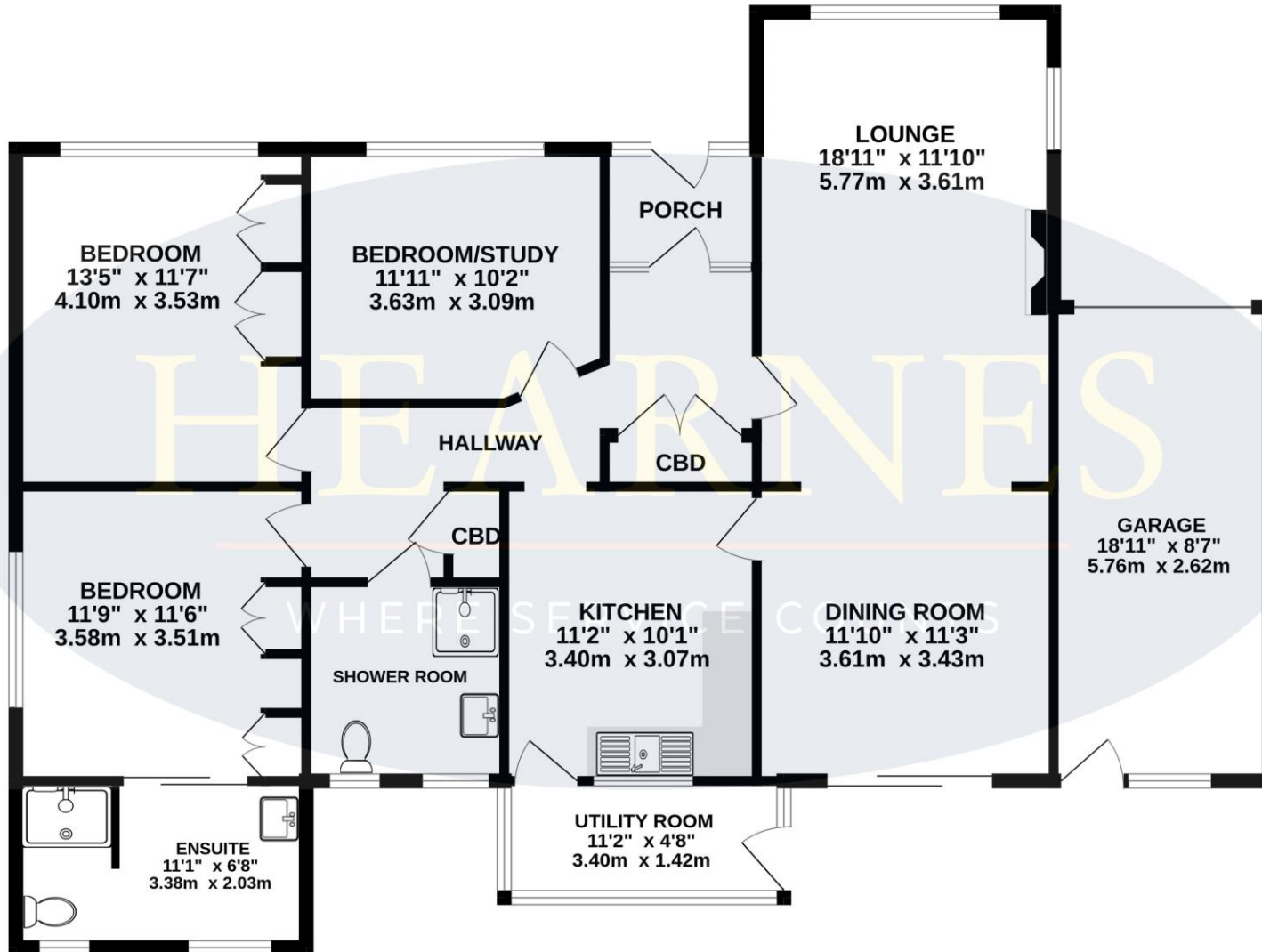
EPC RATING: D





TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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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GROUND FLOOR
1395 sq.ft. (129.6 sq.m.) approx.

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.





Outside

- The **rear garden** is a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and measures approximately 65ft x 60ft. Adjoining the rear of the property there is a paved patio area, with the remainder of the garden predominantly laid to lawn. Within the garden there are two mature apple trees, attractive plants and shrubs. The garden itself is fully enclosed by mature shrubs and fencing. A side path leads round to a side gate.
- There is a good sized area of front lawn, with a path leading up to the front entrance into the property.
- A side driveway provides **generous off-road parking** for several vehicles and in turn leads up to a single garage.
- **Single garage** with a metal up and over door, window and a rear personal door.

Ferndown's town centre is located approximately 1 mile away and offers an excellent selection of shopping, leisure and recreational facilities.



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