



FOR SALE
HEARNES
01202 890890

RYAN CLOSE
LEADING TO
RYAN GARDENS

HEARNES
WHERE SERVICE COUNTS

**Ryan Close, Ferndown
Dorset, BH22 9TP**

FREEHOLD PRICE £500,000

“Superbly maintained detached bungalow occupying a well-proportioned corner plot with potential for extending (STPP) and no chain”

A very well-appointed detached bungalow comprising two double bedrooms, modern shower room and an en-suite (with space for a shower cubicle to be fitted), impressive dual aspect lounge/dining room and a fitted kitchen/breakfast room.

Other benefits include a welcoming hallway with quality wood flooring, double glazing, gas central heating and covered side entrance from the kitchen to the double garage, rear section of garden and front driveway.

The surrounding gardens are very well-maintained and could provide scope for extending (STPP).

Ryan Close is extremely sought after, providing access to a nearby convenience store, regular bus routes and access to Ferndown town centre approximately 1 mile away.

The property is offered with no forward chain and is subject to probate.

- L-shaped **entrance hall** with cupboard housing a hot water tank, coat cupboard, hatch to the loft and attractive wood laminate flooring
- Impressive **lounge/dining room** with views to the front and side
- **Kitchen/breakfast room** with a range of base and wall mounted units, worktops, additional breakfast bar, integrated oven and inset ceramic hob, sink unit, space and plumbing for a dishwasher and washing machine and a tall standing fridge/freezer and a door to a larder cupboard
- **Internal lobby** which is a convenient covered space with doors to the kitchen, garage, front driveway and rear garden
- **Bedroom one** with a window to the rear aspect and a range of fitted wardrobes
- **En-suite cloakroom**, currently set up with a wc and wash hand basin, with space for a shower cubicle if required
- **Bedroom two** with a window to the front aspect
- Modern **refitted shower room** with a walk-in double width shower cubicle and acrylic splashback, wc, wash hand basin, partly tiled walls and window
- The property occupies a well-proportioned **corner plot** with front and side gardens, driveway to the garage and space to one side that could provide additional parking, all enclosed by a dwarf wall and timber fencing, with a brick wall boundary to the rear garden
- There is a section of **private garden** in one corner of the plot with an area of lawn, patio and a timber summerhouse

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: D

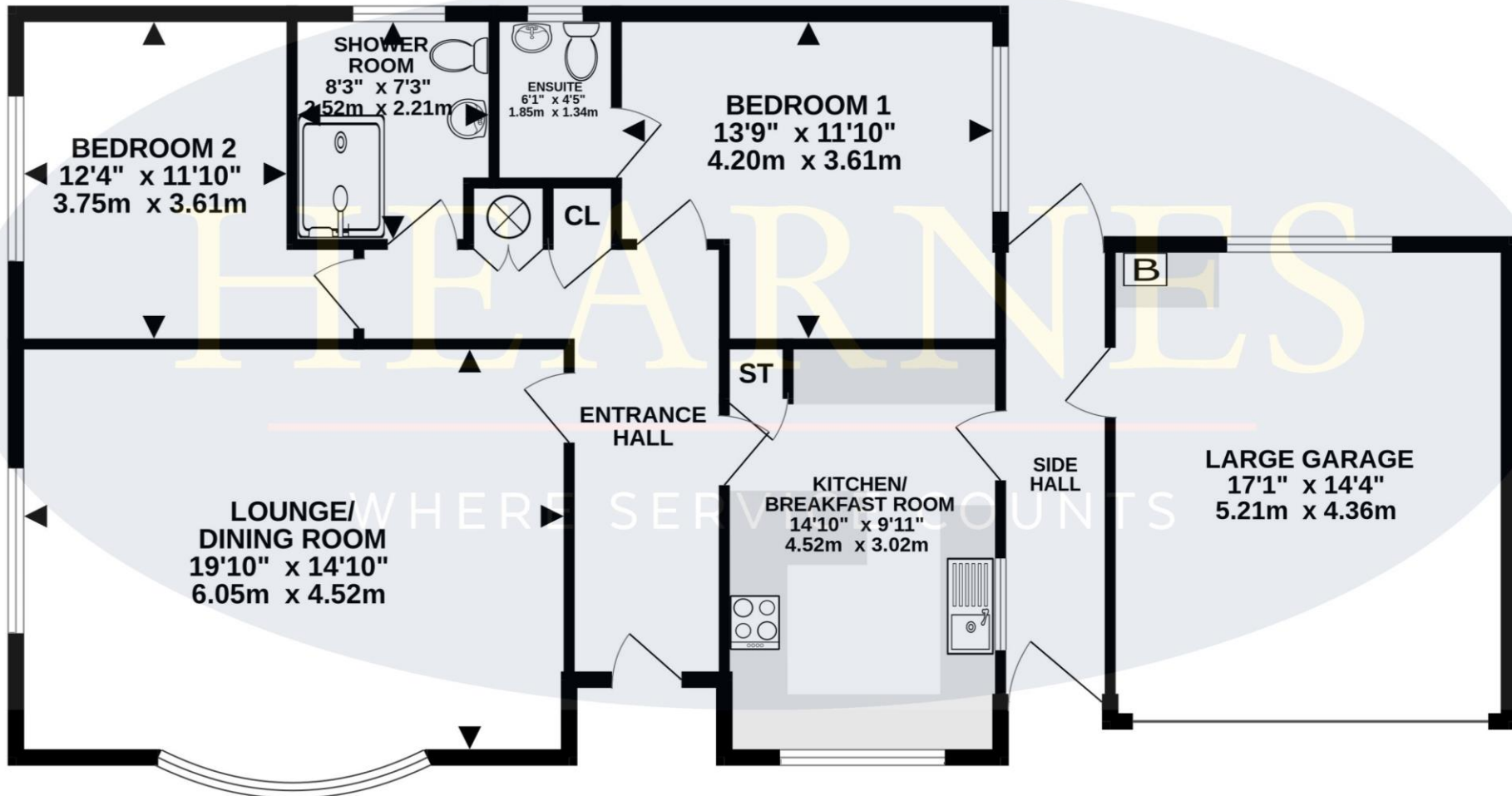
EPC RATING: B



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TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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