



**Ameyford Road
Ferndown, Dorset BH22 9QE**

FREEHOLD PRICE

£475,000

“Very well appointed detached three bedroom bungalow set within an exceptional mature plot measuring 0.14 of an acre with driveway parking and detached garage”

This attractive well maintained detached bungalow is set centrally in a well proportioned plot within convenient access of a local convenience store, regular bus routes, local woodland walks and Ferndown town centre facilities.

The accommodation comprises three bedrooms, two of which are doubles served by a stylish modern bathroom whilst the third which boasts an attractive en-suite shower room. A modern fitted kitchen with double doors to a double glazed conservatory giving access to and overlooking the rear garden and a door returning to a versatile dining space with additional unit and a wonderful living room with impressive solid fuel wood burner and an area providing space to read and relax.

Other benefits include gas central heating and solar panels (privately owned producing a useful outright income), double glazing, driveway parking and turning space for several vehicles including a motorhome to a detached garage.

- **Entrance lobby**
- **Entrance hall** with doors to cupboard housing the boiler
- **Living room** with Kardean flooring throughout, two double glazed windows, solid fuel wood burner set on a slate hearth
- **Superb modern kitchen** comprising a range of wall and floor mounted units with worktops, circular sink unit, integrated oven, ceramic hob above, space for fridge/freezer, downlighting, Kardean flooring, glazed French doors to the conservatory
- **Conservatory** triple aspect double glazed windows set on a dwarf wall with electric heating, pitched tinted glazed roof and doors to the garden, door to dining room
- **Dining room/reception** additional fitted units, double glazed window
- **Bedroom one** with double glazed bay window, free standing wardrobes and laminate flooring
- **Bedroom two** double glazed French doors to a private section of patio
- **Bedroom three** accessed from the kitchen with double glazed window and door to the en-suite
- **En-suite shower room**, modern fitted suite comprising shower cubicle, vanity unit with inset basin, contemporary tiled walls, WC
- **Bathroom** fitted in a stylish modern suite comprising panelled bath, vanity unit with inset basin, contrasting tiled walls, two double glazed windows
- **The rear garden** measures approximately 60ft x 45ft, wonderful mature garden well stocked with sections of lawn and separated patios amongst well tended shrubs and borders, vegetable garden, greenhouse, **timber shed** with pathways to the detached garage
- **Detached garage** with up and over door, window and side access to the garden

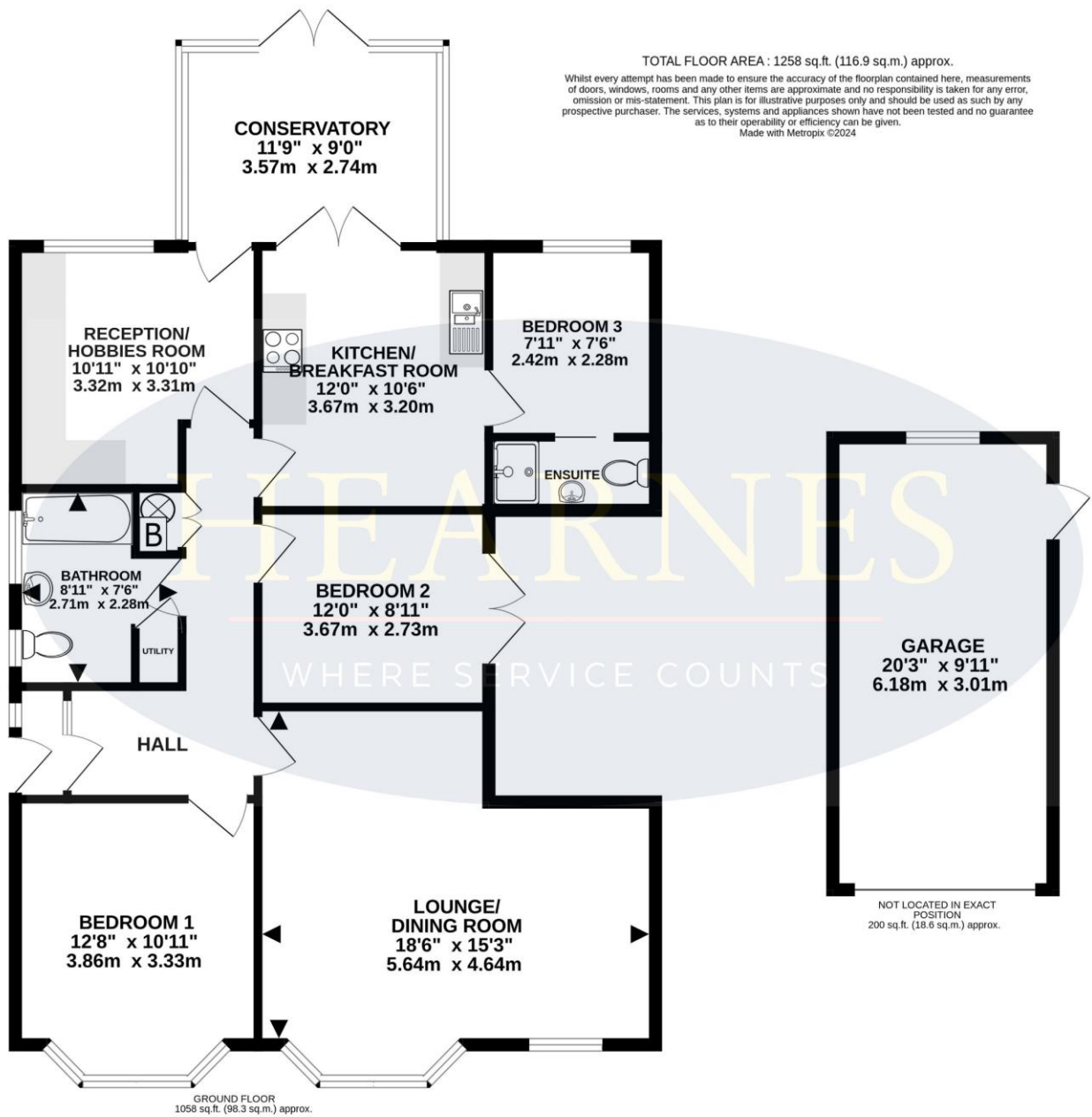
Ferndown Town Centre is approximately one and half miles away and offers a good selection and range of shopping and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: B



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 : 1258 sq.ft. (116.9 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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HEARNES
 WHERE SERVICE COUNTS

NOT LOCATED IN EXACT POSITION
 200 sq.ft. (18.6 sq.m.) approx.

