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Dorset Avenue  
Ferndown, Dorset BH22 8HL

FOR SALE  
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# FREEHOLD PRICE

## £465,000

This well appointed detached bungalow has been recently modernised and upgraded by the present owner and will be offered with no forward chain.

The versatile accommodation comprises three bedrooms served by a recently modernised shower room with dual width cubicle and a spacious lounge, double glazed conservatory off the 3<sup>rd</sup> bedroom that is currently used as a dining room. A newly fitted bespoke gloss white fitted kitchen.

Other benefits include a newly fitted gas combination boiler, double glazing, high quality resurfaced driveway parking for two/three vehicles to the 17ft 8in garage with integral plumbing and covered side access to the delightful patio and landscaped rear garden.

The property occupies an extremely convenient location on Dorset Avenue only 200 yards from a local shopping precinct, regular bus routes and a nearby M & S Food Hall.

- **Double glazed door and window to the entrance hall**
- **Entrance hall** with wood laminate flooring that continues into the kitchen and bedroom three with hatch to the loft
- **Lounge** with double glazed window to the front aspect, central fireplace and provision to be used as an open fire
- **Kitchen/breakfast room** fitted with a brand new kitchen comprising a comprehensive range of base and wall mounted units with adjacent marble effect worktops and acrylic splashbacks, integrated oven, microwave and inset ceramic hob and extractor above, single drainer sink unit with mixer taps and double glazed window above, single drainer sink unit with mixer tap and double glazed window above overlooking the rear garden, space and plumbing for dishwasher and tall standing fridge/freezer, double glazed split stable door to the side patio and covered access to the garage with utility space
- **Bedroom one** with double glazed window to the front aspect
- **Bedroom two** with double glazed window to the rear aspect
- **Bedroom three** with double glazed sliding patio doors
- **Conservatory**, light and airy triple aspect with double glazed windows overlooking the garden
- **Shower room**, recently refitted with stylish low maintenance acrylic walls and mock tiled flooring, dual width cubicle with glazed sliding door, opaque double glazed window, vanity unit with inset wash hand basin and WC, chrome heated towel rail

### Outside:

- **Front tarmacadam drive** with generous parking level lawn and well stocked borders
- **Garage** measuring 17ft 8in x 8ft 4in with automated up and over door with internal power, plumbing and personal door and window
- **The rear garden** measures approximately 50ft x 40ft is superbly maintained and landscaped with raised patio and level lawn surrounded by well stocked beds and borders, sections of vegetable garden and green house enclosed by timber fencing with covered access alongside the garage to a secure double glazed door to the drive

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

COUNCIL TAX BAND: E

EPC RATING: C

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn 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.

**"Wonderful detached three bedroom bungalow modernised to include brand new kitchen and shower room in an exceptionally convenient location"**





TOTAL FLOOR AREA : 1106 sq.ft. (102.8 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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The floor plan illustrates the layout of a house on the ground floor. It features a garage (17'8" x 8'4", 5.38m x 2.54m) on the left, a large lounge (15'11" x 11'6", 4.85m x 3.50m) in the center, and a kitchen/breakfast room (11'6" x 11'5", 3.51m x 3.47m) with a service counts area. An entrance hall connects the lounge and kitchen. The house has three bedrooms: Bedroom 1 (12'2" x 12'0", 3.71m x 3.66m), Bedroom 2 (17'3" x 7'11", 5.26m x 2.41m), and Bedroom 3/Reception Room (13'11" x 8'0", 4.24m x 2.44m). A bathroom (8'2" x 4'11", 2.49m x 1.49m) is also included. A large central area is labeled 'HEATKINIES' with icons for a washing machine, oven, and sink. The total area is 1106 sq.ft. (102.8 sq.m.) approx.

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