

# Ryan Close,

Ferndown, Dorset, BH22 9TP



**HEARNES**

WHERE SERVICE COUNTS







***“An impeccably presented and beautifully finished bungalow occupying a secluded westerly corner plot with double garage”***

**FREEHOLD PRICE £735,000**

This superbly appointed and immaculately presented three double bedroom, one bathroom, one shower room detached bungalow has a secluded west facing landscaped rear garden with a detached double garage and driveway providing generous off road parking whilst occupying a good sized corner plot in a sought after cul-de-sac location.

The current owners have managed to create a simply stunning and stylish bungalow which has been finished to an extremely high standard with no expense spared. The secluded corner plot and detached double garage are also two added features along with the peaceful yet sought after cul-de-sac location.

- **A beautifully finished three double bedroom detached bungalow with a secluded west facing garden and double garage**
- Impressive 19' **entrance hall** with double storage cupboard, additional storage units and tiled flooring
- 21' Triple aspect **lounge** with wooden flooring, windows overlooking the front, rear and side gardens, double glazed French doors giving access into the rear garden, fitted media wall with display shelving and storage beneath
- 15' Stunning **kitchen/dining room** which is beautifully finished with extensive Quartz worktops with matching upstands, an excellent range of integrated appliances to include AEG hob with extractor canopy above, double oven, fridge and freezer, washing machine, dishwasher, glass fronted display cabinets with integrated lighting, LED kickboard lighting, good range of base and wall units with underlighting, ample space for dining table and chairs, tiled flooring, double glazed window overlooking the rear garden and double glazed French doors giving access into the rear garden
- **Bedroom one** is an impressive double bedroom with an excellent range of fitted bedroom furniture to include bedside cabinets, wardrobes and double glazed French doors leading out into the rear garden
- Spacious and luxuriously appointed **en-suite shower room** incorporating a good sized walk-in shower area, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **Bedroom three** is also a double bedroom
- Luxuriously appointed **family bathroom** incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring

**COUNCIL TAX BAND: E**

**EPC RATING: D**

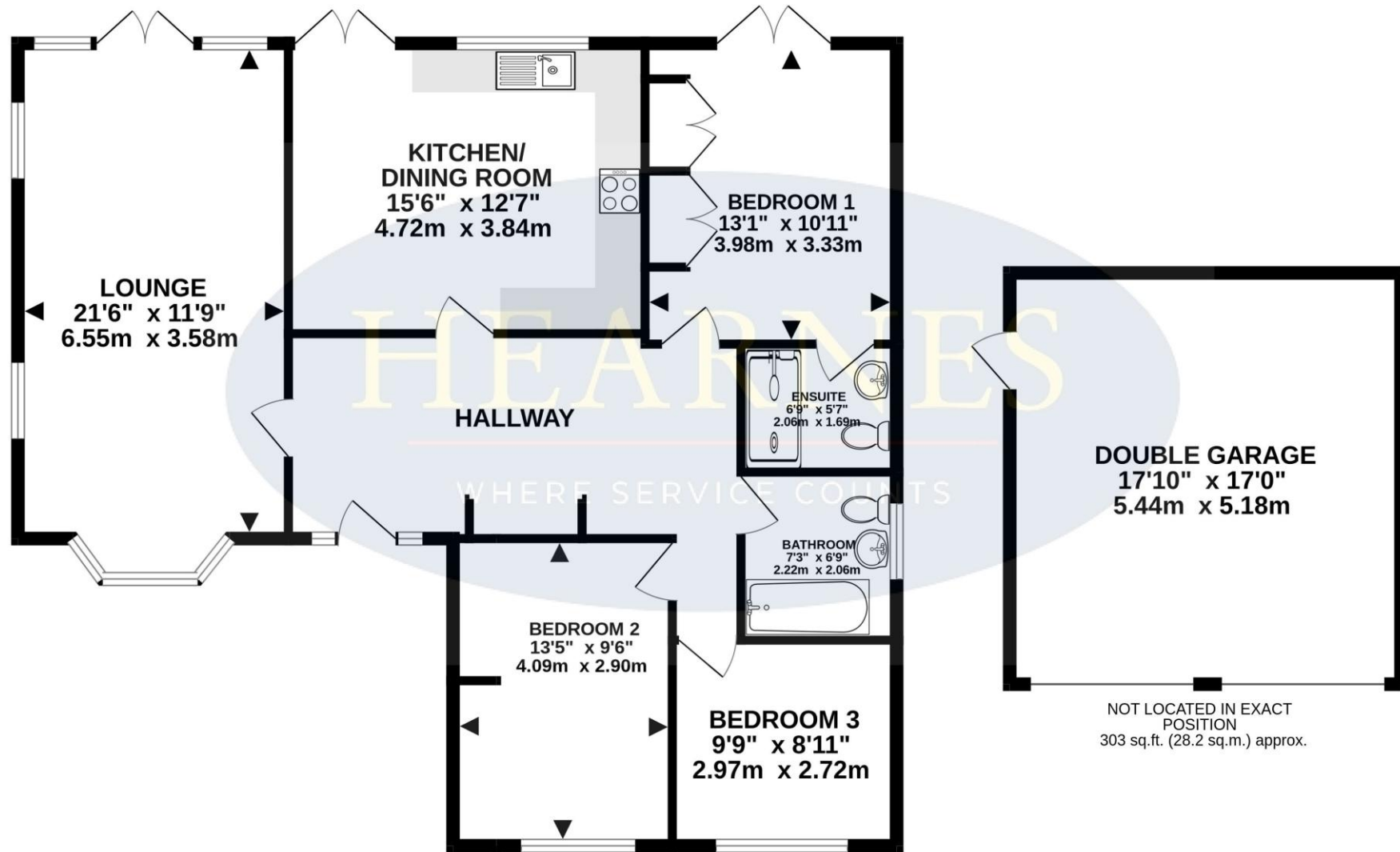






TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

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  
1086 sq.ft. (100.9 sq.m.) approx.

AGENTS NOTES: 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. 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.









## Outside

- The **rear garden** is a superb feature of the property as it measures approximately 55' x 35', faces a westerly aspect and offers an excellent degree of seclusion. The garden has been landscaped to incorporate a large Indian sandstone paved patio which adjoins a lawned area and is bordered by well stocked flower beds. At the far end of the garden there is a raised flower bed stocked with many attractive plants and shrubs
- A **front driveway** provides generous off road parking. Double wooden gates open onto a further area of side driveway providing additional off road parking which in turn leads up to a detached double garage
- Detached **double garage** has two remotely operated electric up and over doors, light and power and a side personal door
- The **front garden** has been landscaped for ease of maintenance and is stocked with many attractive plants and shrubs
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.2 miles away.





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