

# Everglades Close

Ferndown, Dorset BH22 9SZ



**HEARNES**

WHERE SERVICE COUNTS







***“An impressive, detached bungalow occupying a well proportioned plot at the head of a small cul-de-sac offered with no forward chain”***

**FREEHOLD PRICE Offers in Excess of £560,000**

This superbly appointed detached bungalow provides 1,480 sq ft of accommodation in a prime location within convenient access of Ferndown's town centre, West Moors village, a local Sainsburys Superstore and the A31 commuter routes to Wimborne and Ringwood.

The spacious accommodation comprises; three double bedrooms served by an en-suite and main bathroom, a triple aspect living room with open arch to a separate dining room and double glazed sliding doors to a superb conservatory making full use of views over the rear garden and access to raised decking, a functional but dated fitted kitchen/breakfast room and adjacent utility room.

Other benefits include double glazing, modern gas central heating, detached double garage and driveway parking for several vehicles. The property is also fitted with an air purifier and a monitored alarm which includes emergency medical assistance and CCTV (paid for & including servicing until 2032 with just a transfer fee of £199 for new owners).

- **Entrance hall**, door to cupboard, access to spacious, partly boarded loft
- **Living room 20ft 10in x 12ft 9in** double glazed window to front and side aspects, centrally positioned chimney breast, double doors to the hallway, double glazed sliding doors to the conservatory. Arch to the dining room
- **Dining room** with double glazed window to the rear aspect
- Double glazed **conservatory** with French doors and polycarbonate pitched roof
- **Kitchen/breakfast room** comprising a range of wall and floor mounted units with adjoining work tops, one and a half bowl sink unit, large double glazed window, inset hob and extractor hood over, area for breakfast table and chairs, space for dishwasher, door to the utility room
- **Utility room** plumbing for washing machine, water softening unit, wall mounted gas boiler, double glazed door giving access to the garden
- **Bedroom one** with double glazed window and range of fitted wardrobes & furniture with door to en-suite
- **En-suite shower room** fitted in a single shower cubicle, vanity unit with oval wash hand basin, low level WC, fully tiled walls and flooring and double glazed window
- **Bedroom two** with a double glazed window
- **Bedroom three** with a double glazed window
- **Family bathroom** refitted in a modern suite comprising panelled bath with glazed shower screen, vanity unit with inset wash hand basin, low level WC, tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: C**





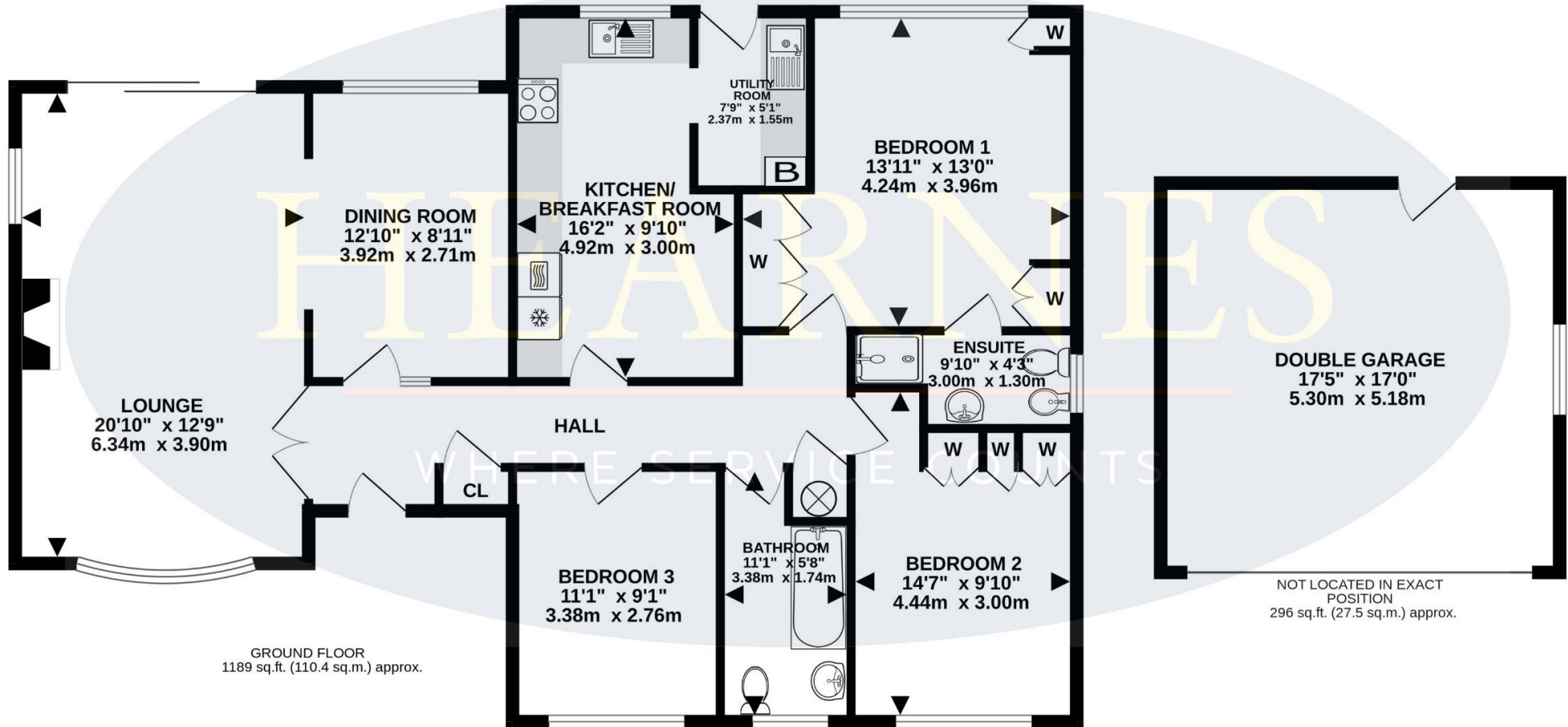




TOTAL FLOOR AREA : 1484 sq.ft. (137.9 sq.m.) approx.

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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## Outside

The property sits centrally in a well proportioned plot with driveway parking for numerous vehicles to a detached double garage with an automated door, pitched roof, power and lighting, together with a level section of lawn and well maintained shrub and flower borders.

The exceptional landscaped rear garden provides an oasis of calm with a raised patio to both side and rear aspects of the property overlooking large sections of lawn towards a mature backdrop of trees and shrubs, ideal for keen gardeners with a timber shed and access to the front. The property is offered with no forward chain.

Further benefits include; cavity wall insulation and solar panels; 1 - leased on a 25 year (air) period from 2011 and 1 – owned.

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





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