



**Gleneagles Close
Ferndown, Dorset, BH22 8DE**

FREEHOLD

GUIDE PRICE £400,000

Superb example of a traditional detached bungalow set amongst low maintenance landscaped gardens providing two double bedrooms served by an en-suite and main 'Jack & Jill' bathroom, spacious living room with sliding patio doors, dining area and comprehensive fitted modern white gloss kitchen.

Other benefits include a secure entrance porch, spacious entrance hall with glazed double doors to the living space, gas central heating, double glazing, side lobby space driveway parking for several vehicles with cast iron gates to a detached garage and a westerly facing secluded patio and level lawn.

The property is located within convenient access of a local shopping parade, Sainsburys superstore, regular bus serviced and the A31 commuter routes to Ferndown, Wimborne and Ringwood.

- **Entrance porch**, double glazed windows and door with vaulted ceiling and further double glazed door to the entrance hall
- **Entrance hall** double cupboards to well proportioned airing cupboard with internal radiator, hatch to loft space with pull-down ladder and glazed feature double doors giving access to lounge/dining room
- **Lounge/dining room** beautifully presented throughout, dual aspect living area has double glazed French doors and windows giving access to and overlooking the rear garden with further double glazed window to the side, Purbeck stone style open fireplace and wooden mantle with stone hearth, open plan to the dining area
- **Dining area**, double glazed window to the side and door to the kitchen
- **Modern fitted kitchen** with comprehensive range of base and wall mounted white gloss units with wood effect worktops, ceramic one and a half bowl sink unit with mixer tap and double glazed window above overlooking the rear garden, mosaic tiled splashbacks, plumbing for washing machine, dryer and space for tall standing fridge/freezer, larder cupboard, integrated Bosch oven and grill with Bosch four ring gas hob inset with extractor above, further double glazed window, tiled flooring, space for dishwasher and bi-fold doors to convenient side access lobby which has double glazed doors to the side driveway with an angled double glazed roof above
- **Bedroom one** double glazed window to the front aspect with comprehensive range of fitted bedroom furniture including double cupboards, storage around the bed recess and a door to the en-suite shower room
- **En-suite shower room** fully tiled walls and flooring with modern white matching suite comprising corner shower cubicle, wall mounted shower, WC, vanity unit with inset wash hand basin and further cupboards, double glazed window to the side, chrome heated towel rail
- **Bedroom two** double glazed window to the front aspect, range of fitted wardrobes with part mirror fronted sliding doors and a single door giving a 'Jack & Jill' style access to the bathroom
- **Main bathroom** stylish, refitted modern suite with fully tiled walls and flooring comprising panelled bath with glazed shower screen and additional wall mounted shower unit, WC, wash hand basin, double glazed window to the side and a further door leading to the hallway
- **Outside front** landscaped and extremely well maintained, low maintenance area with drive and pathway to the front door. The driveway continues through to secure double gates to the garage at one side of the property providing parking for 2 – 3 vehicles and safe storage of a motor home
- **Garage** detached with up and over door, side window and pitched roof
- Particularly well maintained, low maintenance **rear garden** providing excellent seclusion and privacy with expanse of paved patio, level lawn, shrub and flower borders enclosed by panelled fencing with the majority of concrete posts facing due west. Outside water tap

COUNCIL TAX BAND: E

EPC RATING: D

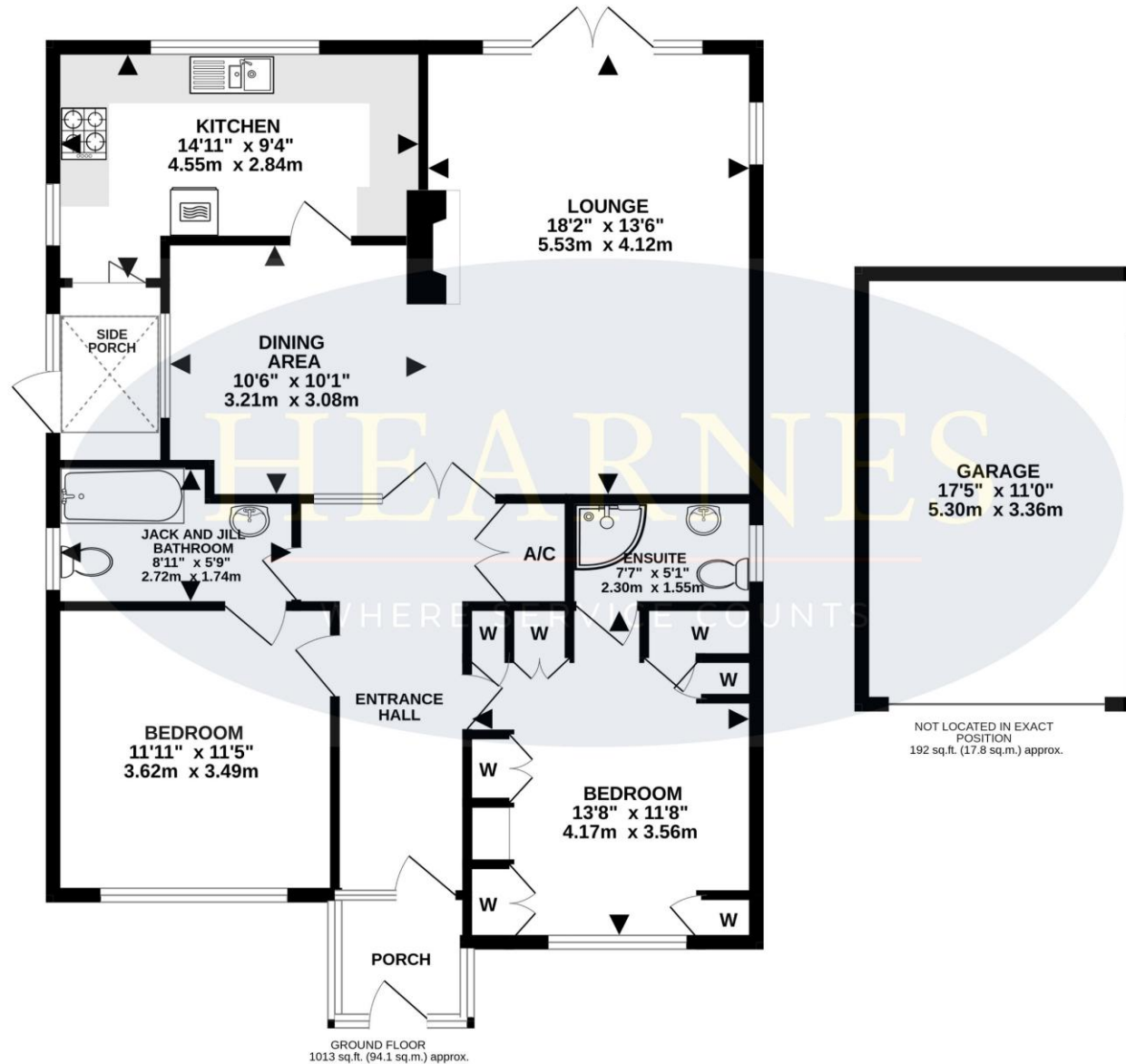
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“Extremely well presented detached bungalow situated at the head of a quiet cul-de-sac with westerly facing garden and garage”



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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