

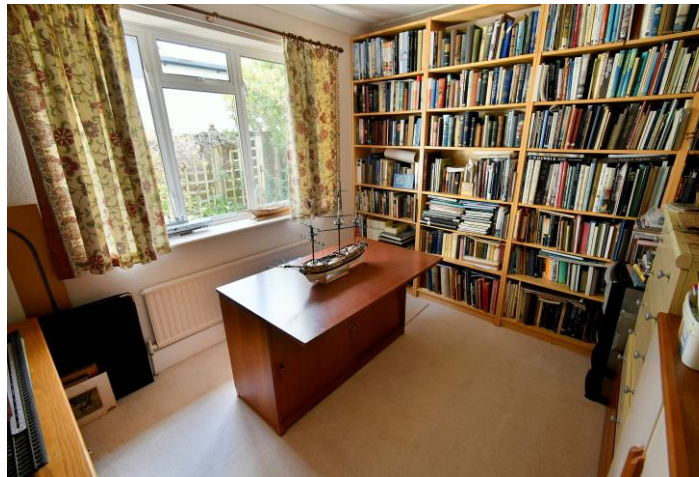
Greenwood Avenue

Ferndown, Dorset BH22 9LE



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WHERE SERVICE COUNTS



“A 1,700 sq ft and extended bungalow with a 120ft secluded, south facing garden in a sought after cul-de-sac location”

FREEHOLD GUIDE PRICE 675,000

This immaculately presented and deceptively spacious four double bedroom, one bathroom, one shower room detached bungalow has a double glazed conservatory overlooking a 120ft secluded south facing rear garden with a tandem garage and driveway providing generous off road parking.

This superbly positioned bungalow offers light, spacious and versatile accommodation whilst occupying a secluded southerly facing plot measuring 0.28 of an acre and situated in a sought after cul-de-sac location, the property also now comes to the market offered with no onward chain.

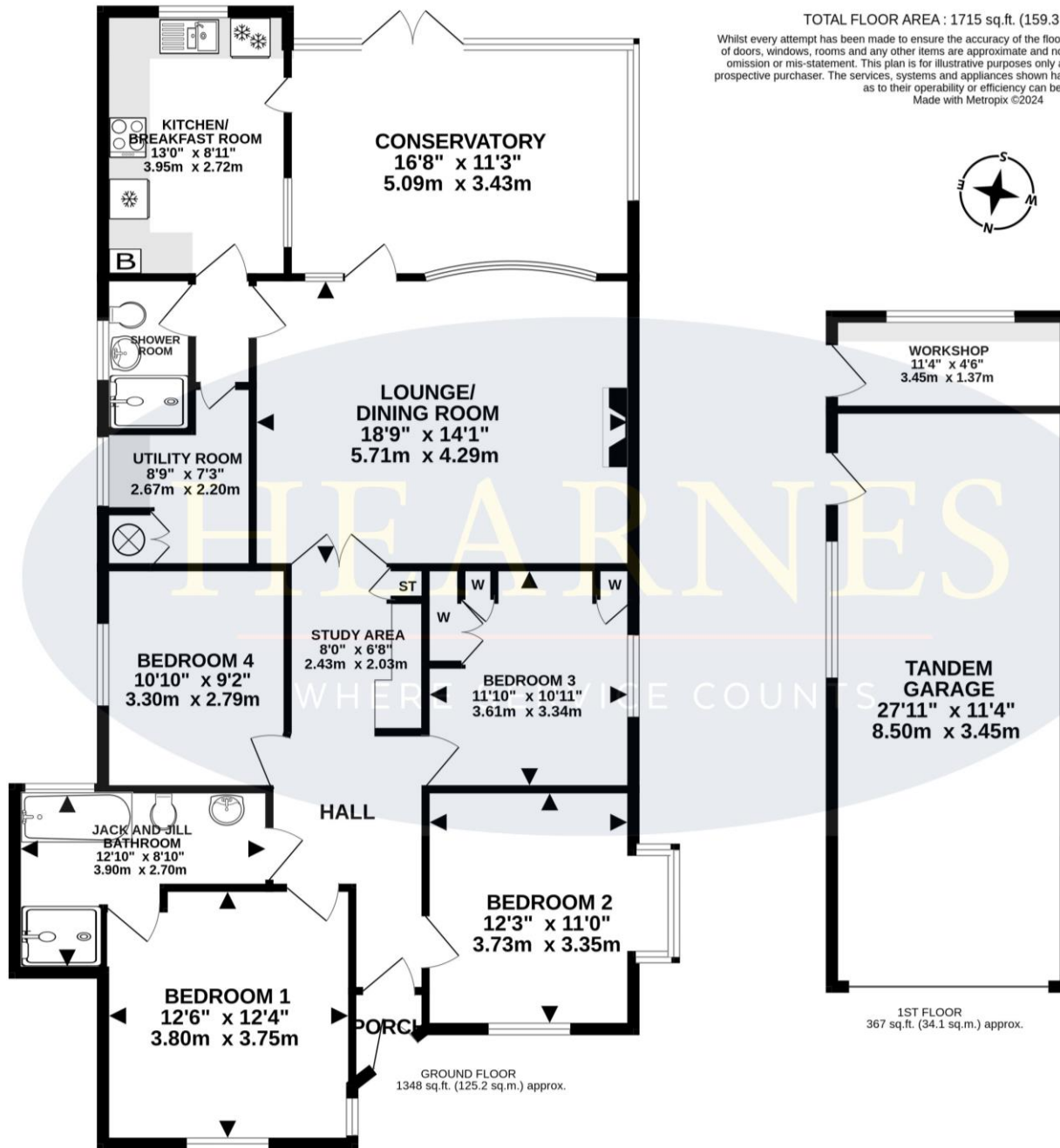
- **An extended 1,700 sq ft four double bedroom bungalow on a secluded, southerly facing plot measuring 0.28 of an acre with no chain**
- **Entrance porch**
- **20ft Entrance hall /study area** with oak flooring with fitted drawer storage desk unit and cupboard storage, loft hatch
- **Impressive 18ft lounge/dining room** with living flame coal effect gas fire and attractive stone surround, double glazed door giving access through into the conservatory
- **Inner hallway**, door leading through into the kitchen/breakfast room, shower room and utility room
- **Dual aspect 13ft kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units, low level breakfast bar, recess for cooker with extractor hood above, integrated freezer, integrated fridge and separate freezer, tiled floor, attractive tiled splashbacks, double glazed window overlooking the rear garden, double glazed door leading out into the conservatory
- **16ft Conservatory** which enjoys a glorious view over the secluded southerly facing rear garden, double glazed French doors giving access and a tiled floor
- **Shower room** finished in a stylish white suite incorporating a good size shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Utility room** with wall mounted gas fired boiler, recess & plumbing for washing machine, airing cupboard and tiled floor
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect, with a door into a Jack & Jill bathroom/shower room
- **Jack & Jill spacious family bathroom/shower room** finished in a white suite incorporating a panelled bath, good size separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a good size double bedroom enjoying a dual aspect, but is currently used as second lounge/sitting room
- **Bedroom three** is again a double bedroom benefitting from fitted wardrobes, drawers and cupboard storage,
- **Bedroom four** could also be used as a double bedroom, but is currently used as an office/library

COUNCIL TAX BAND: E

EPC RATING: D







TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

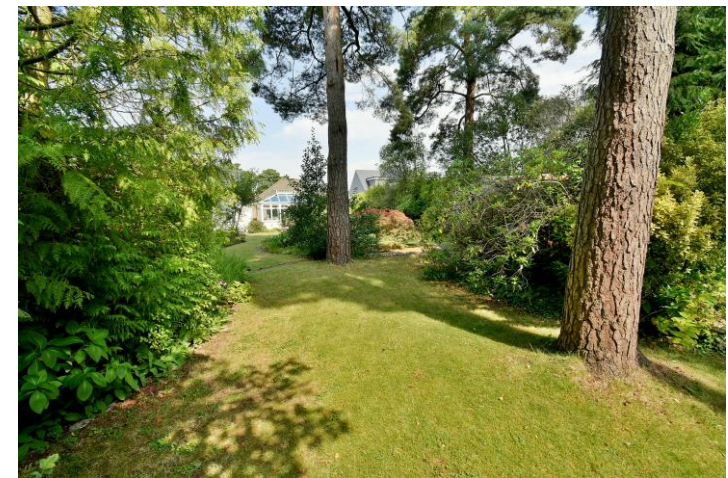
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 rear garden** is a superb feature of the property as it measures approximately 120ft x 60ft, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a good size **paved patio** with a path leading down to a side gate, path leads down to a side door into the **garage and adjoining workshop**. Adjoining the rear of the garage/workshop there is a **greenhouse**
- **The garden** itself must be seen to be fully appreciated, is predominantly laid to lawn which is bordered by well stocked flower beds with many attractive ornamental plants and shrubs. Within the rear garden there is a **summerhouse with decked seating area**, the lawn continues down to the bottom of the garden where there is a further area of secluded garden with **vegetable plots** and many mature plants, trees and shrubs.
- **A front block paved driveway** provides generous off road parking
- **Tandem garage** has a remote control metal up and over door, light and power, double glazed window and side door
- **Workshop** has light and power and a double glazed window
- **Further benefits include;** double glazing, a gas fired heating system, replacement UPVC fascias & soffits and the property now comes to the market offered with no onward chain

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



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