



HEARNES

WHERE SERVICE COUNTS

**Barns Road
Ferndown, BH22 8AF**

FREEHOLD PRICE OFFERS OVER £325,000

“Extended and modernised traditional semi detached bungalow offered with no chain”

This impressive semi detached bungalow has been thoughtfully extended and modernised to provide two bedrooms served by a modern bathroom together with an open plan formal living and dining room with a cosy wood burner and double glazed French doors giving access to a particular private patio and the rear garden. This open plan area has a contemporary refitted bespoke kitchen with quartz worktops and island unit/breakfast bar providing a division into the versatile reception area with an elevated ceiling and lantern style skylight and further double glazed patio doors to the rear. Other benefits include limestone quality flooring with underfloor heating in the principal living rooms and kitchen, top of the range Worcester Bosch gas combination boiler fitted 3 years ago, double glazing further gas radiator heating, driveway parking for several vehicles and a well maintained private rear garden with two sections of patio.

The property is located amongst similar age and style of properties in an exceptionally convenient area close to a local shopping parade, popular schools and regular bus routes together with access to Sainsburys Superstore and the A31 commuter routes to both Wimborne and Ringwood.

- Double glazed door to the **entrance hall** with quality limestone flooring continuing into the main living area
- **Living room** with a double glazed window to the front aspect, attractive feature chimney recess with timber mantle, tiled hearth and inset solid fuel burner.
- Stunning open plan **kitchen/dining/reception area**
- The **kitchen area** comprises stylish range of base and wall mounted units with adjoining quartz worktops and breakfast bar in contrasting tones, mono bloc sink unit with cooks mixer tap and double glazed window above, integrated and concealed Bosch slimline dishwasher and washing machine, carousel racks, space for Range cooker with extractor hood above, open plan to:
- **Dining area** with double glazed French doors to the rear garden
- Versatile **reception area** has a vaulted ceiling and lantern style skylight, double glazed window and patio doors (ideal as a home office or family room)
- **Bedroom one** with a double glazed window to the rear aspect
- **Bedroom two** with a double glazed window to the front aspect
- Modern **bathroom** comprising panelled bath, wash hand basin and WC, double glazed window to the rear aspect

Outside:

- The **front garden** is screened from the road by mature heading with a driveway providing parking for 2/3 vehicles
- The secluded **rear garden** is enclosed by mature hedging and measures 60' x 40', has two sections of patio and level lawn

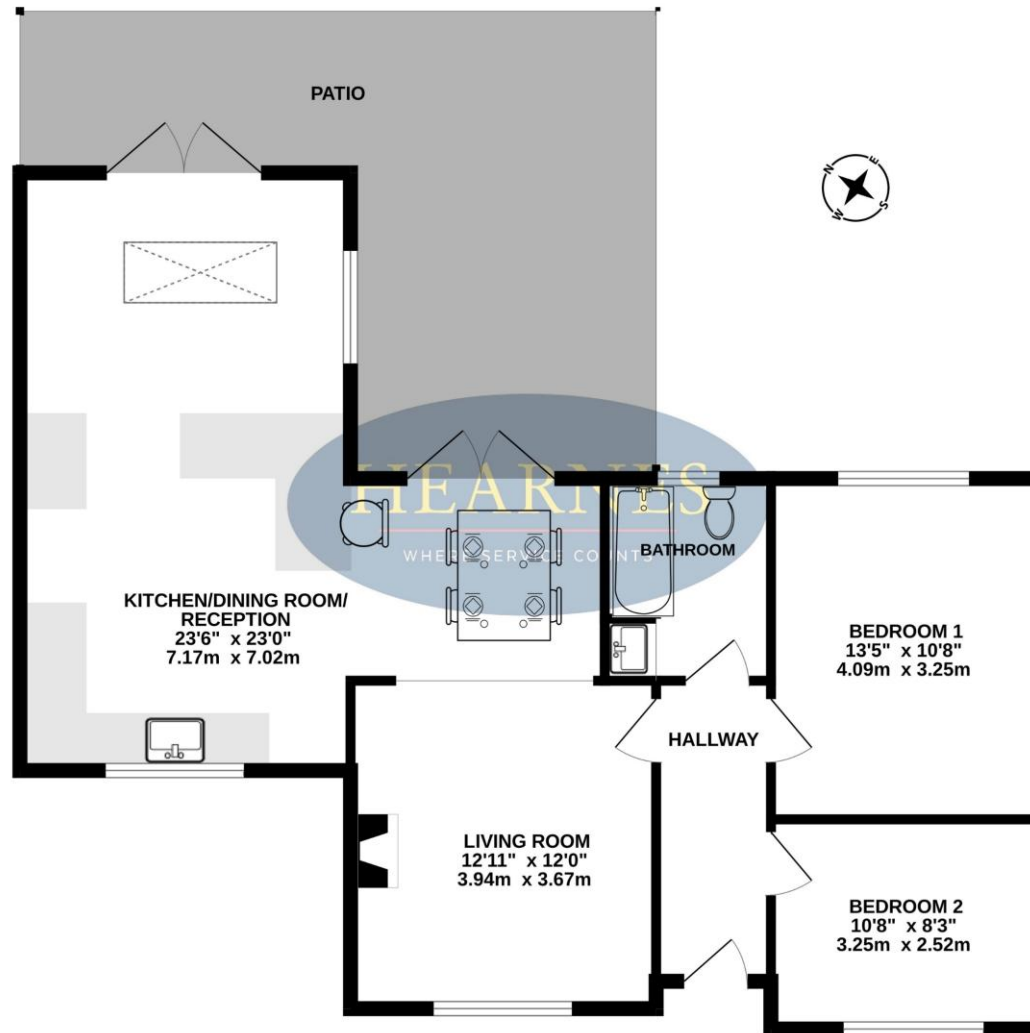
COUNCIL TAX BAND: B

EPC RATING: D



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.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

