



Ellesfield Drive
Ferndown, Dorset, BH22 8QW

FREEHOLD PRICE

£400,000

“Superb opportunity to acquire a detached three bedroom bungalow requiring modernisation offered with no forward chain”

This detached bungalow provides excellent scope for modernisation situated in a prime location on a level walk to nearby shopping parade, convenience store and regular bus routes whilst Ferndown’s town centre and amenities are approximately one mile distant.

The accommodation comprises three bedrooms, two of which have fitted wardrobes, a spacious open plan lounge with patio doors and a convenient dining space leading to an inner hall with access to a separate bathroom and WC and a fitted kitchen with double glazed door to the side driveway and garden.

Other benefits include double glazing, gas central heating, driveway parking for several vehicles, single garage and no forward chain.

- **Entrance hall** L-shaped glazed double doors to the lounge/dining room
- **Lounge/dining room** spacious open plan room with double glazed sliding patio doors to the rear garden and a further single door and window in the dining area with dividing arch
- **Inner lobby** doors to two storage cupboards
- **Separate cloakroom** fully tiled, WC, double glazed window
- **Bathroom** finished in a white suite comprising panelled bath, wash hand basin, double glazed window, fully tiled
- **Kitchen** comprising a range of wall and floor mounted units with worktops, sink with double glazed window above, electric and space for cooker, wall mounted gas fired boiler, spaced and plumbing for washing machine, fridge/freezer and double glazed door to the side driveway
- **Bedroom one** with glazed window to the front aspect
- **Bedroom two** with double glazed window to the front aspect, mirror fronted built-in wardrobe
- **Bedroom three** with window to front aspect

Outside:

- **Front garden** has a section of mature garden and gently sloping pathway leading to the front door
- **Driveway** has parking for 2/3 vehicles with secure gated access giving access to the garage
- **Garage** single up and over door, power and lighting and access to the rear garden
- **The rear garden** has a westerly aspect, is laid to lawn with paved patio and is enclosed by mature hedging and boundaries

There is a small selection of amenities on Glenmoor Road approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1 mile away.

COUNCIL TAX BAND: E

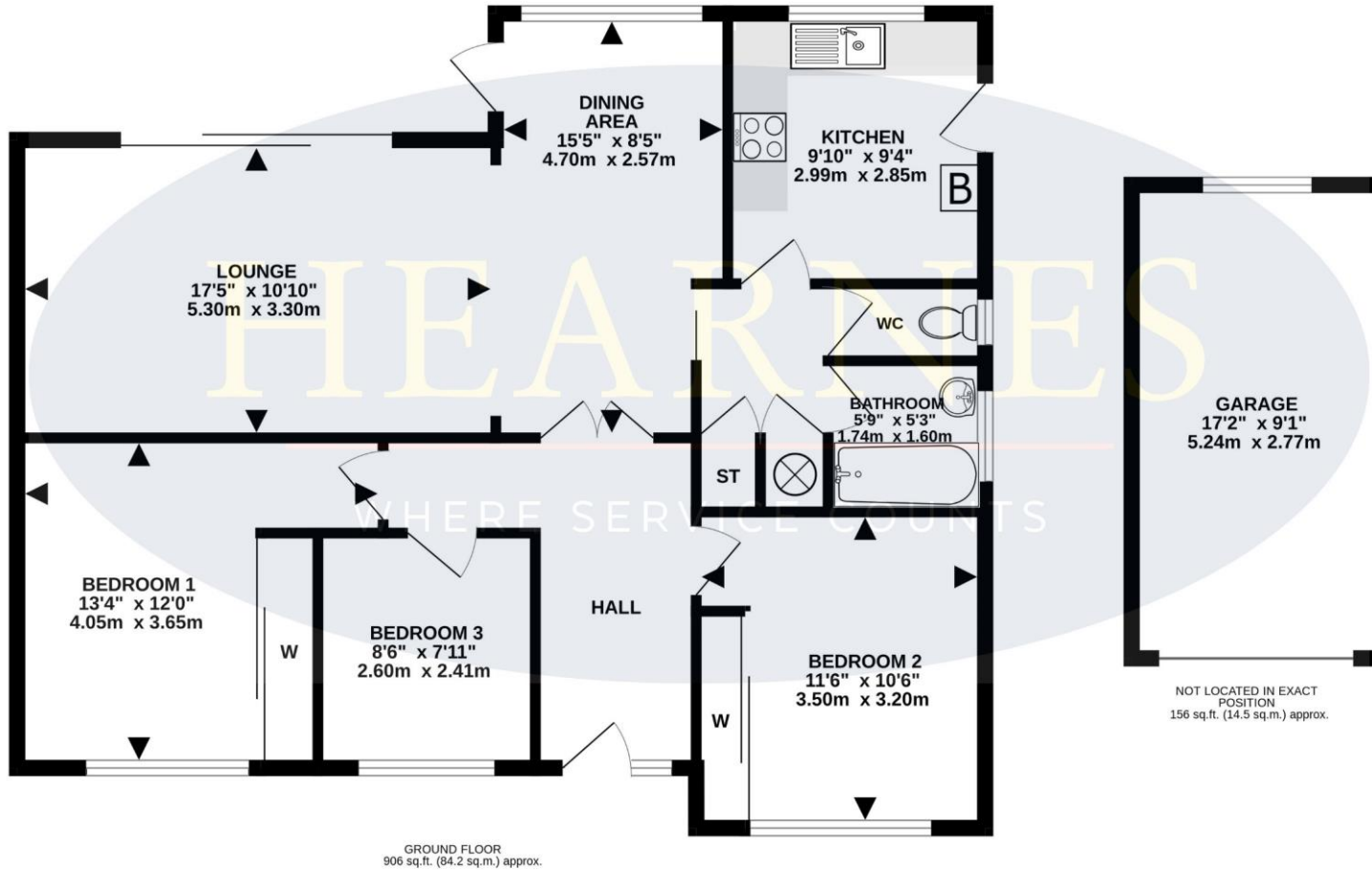
EPC RATING: D

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.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 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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