

Melbury Close,

Ferndown, BH22 8HR



HEARNES

WHERE SERVICE COUNTS



“A well proportioned and maintained detached bungalow set within impressive landscaped gardens and offered with no chain”

FREEHOLD PRICE £475,000

This extremely well appointed detached bungalow comprises two double bedrooms served by a modern shower room and separate WC, a dual aspect lounge/dining room with sliding patio doors to a private section of patio and a stylish modern fitted kitchen with integrated appliances and a conservatory giving access and overlooking the beautiful garden. Other benefits include gas central heating, double glazing, reception hallway, driveway parking for several vehicles and convenient access to a detached garage and the wonderful landscaped rear garden.

The property is situated in an extremely convenient location close to Ferndown town centre, amenities, M & S food hall, regular bus routes and main routes to both Wimborne and Ringwood.

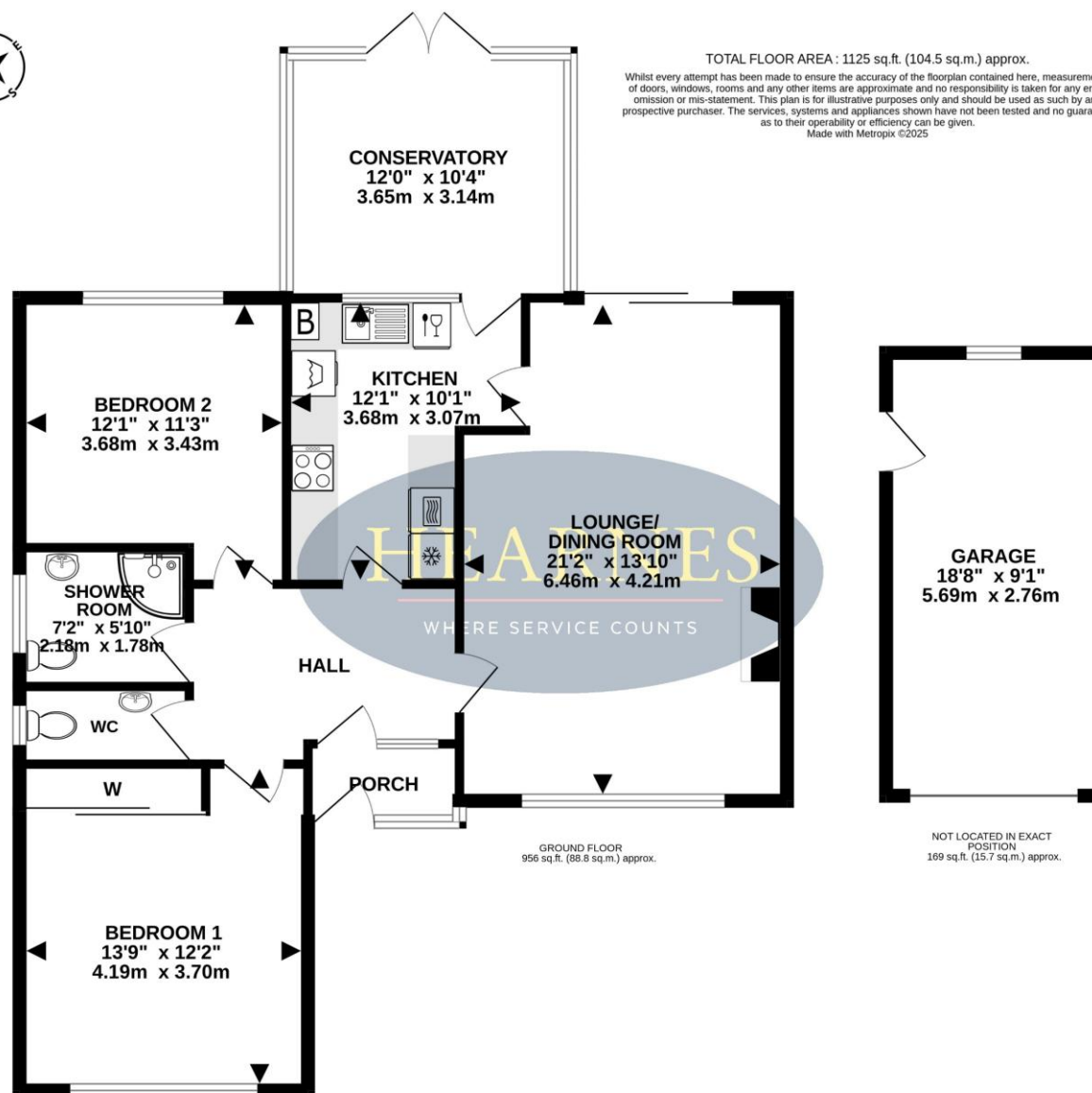
- Double glazed door and window to the **entrance lobby** with a tiled floor and opaque aluminium double glazed door to the entrance hall
- **Entrance hall** with double door to cupboard housing radiator and slatted shelving which is being used as an airing cupboard, hatch to loft and door to cupboard housing fuse box, multi glazed timber door to the:
- Dual aspect **lounge/dining room** with a double glazed window to the front aspect, double glazed sliding patio doors giving access to and overlooking the rear garden and patio, centrally positioned stone mantle and hearth with inset gas flame effect fire, multi panel glazed wooden door to the kitchen
- Fitted **kitchen** comprising a comprehensive range of base and wall mounted units with adjoining worktops, sink unit with mixer tap and double glazed window above with views through the conservatory to the rear garden and further double glazed door giving access, integrated and raised separate oven and fitted microwave, inset 4 ring gas hob with extractor above, integrated washing machine, dishwasher and fridge/freezer, cupboard housing wall mounted Worcester gas combi boiler, tiled splashbacks, tiled flooring
- Triple aspect **conservatory** with double glazed windows and large French doors overlooking the garden, angled polycarbonate reinforced roof
- **Bedroom one** with double glazed windows to the front and side aspect, range of fitted wardrobes with sliding doors
- **Bedroom two** has a double glazed window to the rear aspect
- **Shower room** comprising corner fitted shower cubicle with sliding doors and wall mounted shower, vanity unit with inset basin, WC, double glazed window to the side aspect, ladder style heated towel rail, tiled walls and flooring
- **Separate WC** with wall mounted basin and WC, tiled walls to half height and tiled flooring

COUNCIL TAX BAND: D

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.





Outside

- The mature **front garden** is landscaped and enclosed by a dwarf wall and timber fencing with access to both sides of the property
- Front **driveway** provides off road parking and leads to the garage
- **Garage** with up and over automated door
- The **rear garden** is a particular feature of the property, measures approximately 70' x 52' and is landscaped with mature shrubs and flower borders around an attractive level lawn enclosed by timber panel fencing with two sections of patio and hardstanding



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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