



HEARNES

WHERE SERVICE COUNTS

**Ford Lane, Ferndown
Dorset, BH22 8AB**

FREEHOLD

PRICE OFFERS OVER £415,000

“Refurbished to an exceptional high specification to provide three bedrooms, open plan living, 65ft x 45ft rear garden backing onto open fields”

Offered with no forward chain, this detached bungalow has undergone extensive modernisation to include many bespoke features, situated in a convenient location only 200 yards from the A31 commuter routes to Wimborne and Ringwood, Ferndown town centre and a large Sainsbury's Superstore, whilst backing onto open fields and nearby access to protected common and woodland walks.

The stylish accommodation comprises three bedrooms served by a contemporary bathroom with bespoke furniture, separate WC, and a wonderful open plan kitchen and living room defined by a luxurious custom made kitchen with contrasting base and wall mounted units, stone worktops, island unit with induction hob and storage below, integrated raised oven, monobloc sink unit with window above, plumbing for a dishwasher, all complimented by high quality flooring and underfloor heating.

Other benefits include:

- Bespoke fitted wardrobes
- Full electrical re-wire
- New triple glazed windows, grey externally, white internally
- Unique internal doors
- Brick built storage
- Driveway parking
- Combination of tiled and hard surface flooring
- **Offered with no onward chain**

Outside:

The rear garden measures approximately 65ft x 45ft, has a particularly private outlook beyond open fields and would provide scope for extension (STPP).

Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

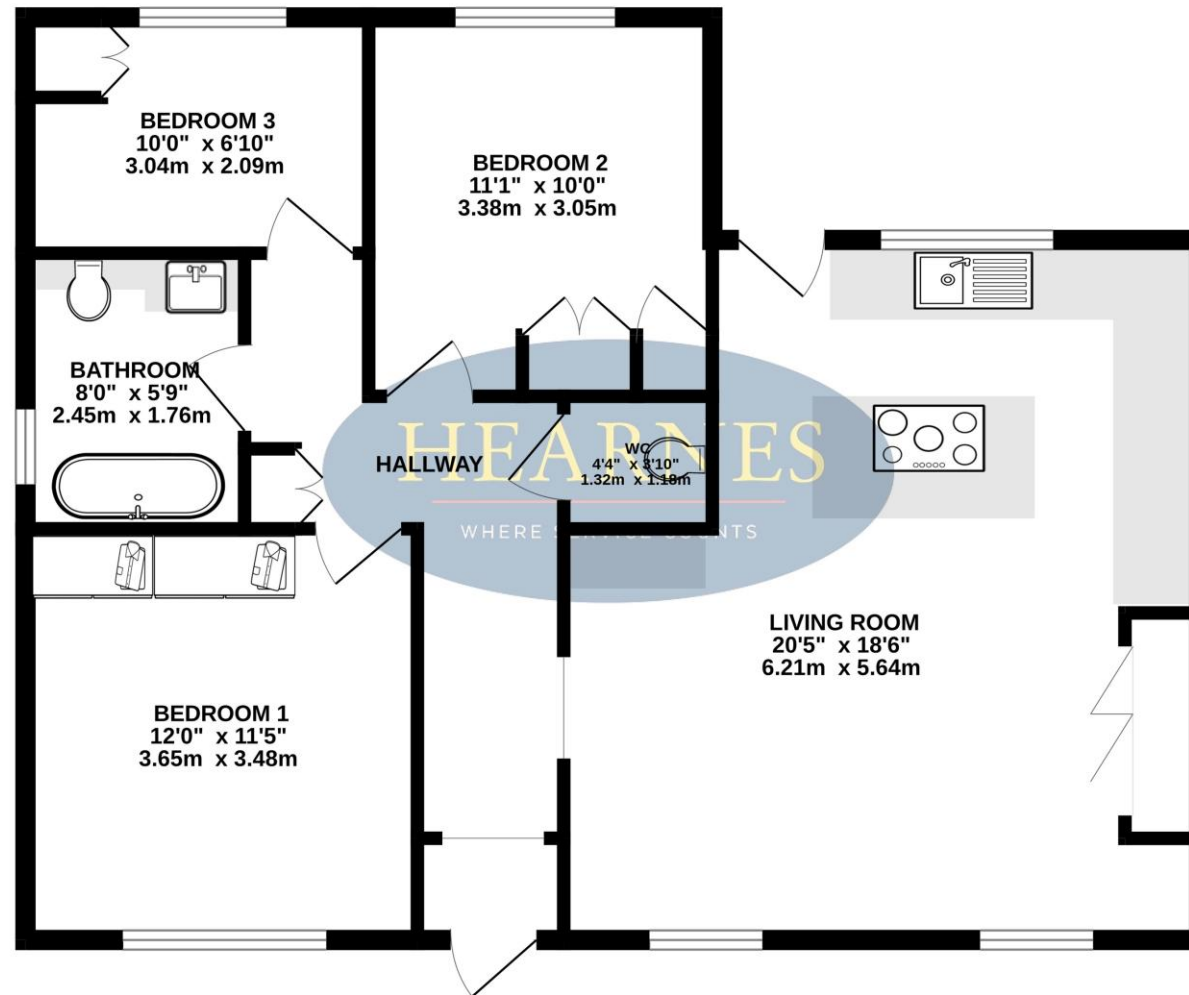
COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

