

Ellesfield Drive

Ferndown, Dorset BH22 8QN



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented bungalow with a 70ft secluded garden situated in a convenient sought after location”

FREEHOLD PRICE £575,000

This beautifully finished and immaculately presented three bedroom, one bathroom, two reception room detached bungalow has a secluded 70ft garden, large utility room, single garage and driveway.

This light and spacious bungalow is offered in immaculate condition with the principal rooms overlooking a generous size and secluded rear garden, the secluded plot and sought after location are two particular features as the property is situated close to the local amenities.

- **A three bedroom detached bungalow with a 70ft secluded garden in a sought after location**
- **Spacious entrance hall**
- **Good size cloakroom** finished in a stylish white suite with tiled floor
- **14ft x 13ft Kitchen/breakfast room** incorporating ample roll top work surfaces with a central island unit which also forms a four seater breakfast bar with storage beneath, Siemens appliances consist of an integrated four ring gas hob with extractor canopy above, double oven, dishwasher and under counter fridge with attractive tiled splashbacks and a double glazed window overlooking the rear garden
- **Large 11ft utility room** with sink unit, work tops, recess and plumbing for washing machine, space for fridge/freezer, double glazed French doors leading out into the rear garden and internal door leading through into a single garage
- **Separate dining room** with a view over the front garden
- **Dual aspect lounge measuring 23ft 10in in length** with double glazed window overlooking the front garden and double glazed French doors opening out into the secluded rear garden
- **Inner hallway** with double cupboard housing a wall mounted gas fired Worcester boiler
- **Bedroom one** is a generous size double bedroom
- **Walk-in wardrobe** with hanging rail and shelving
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a good size single bedroom
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with glass screen and shower over, WC, pedestal wash hand basin, fully tiled walls and flooring

COUNCIL TAX BAND: E

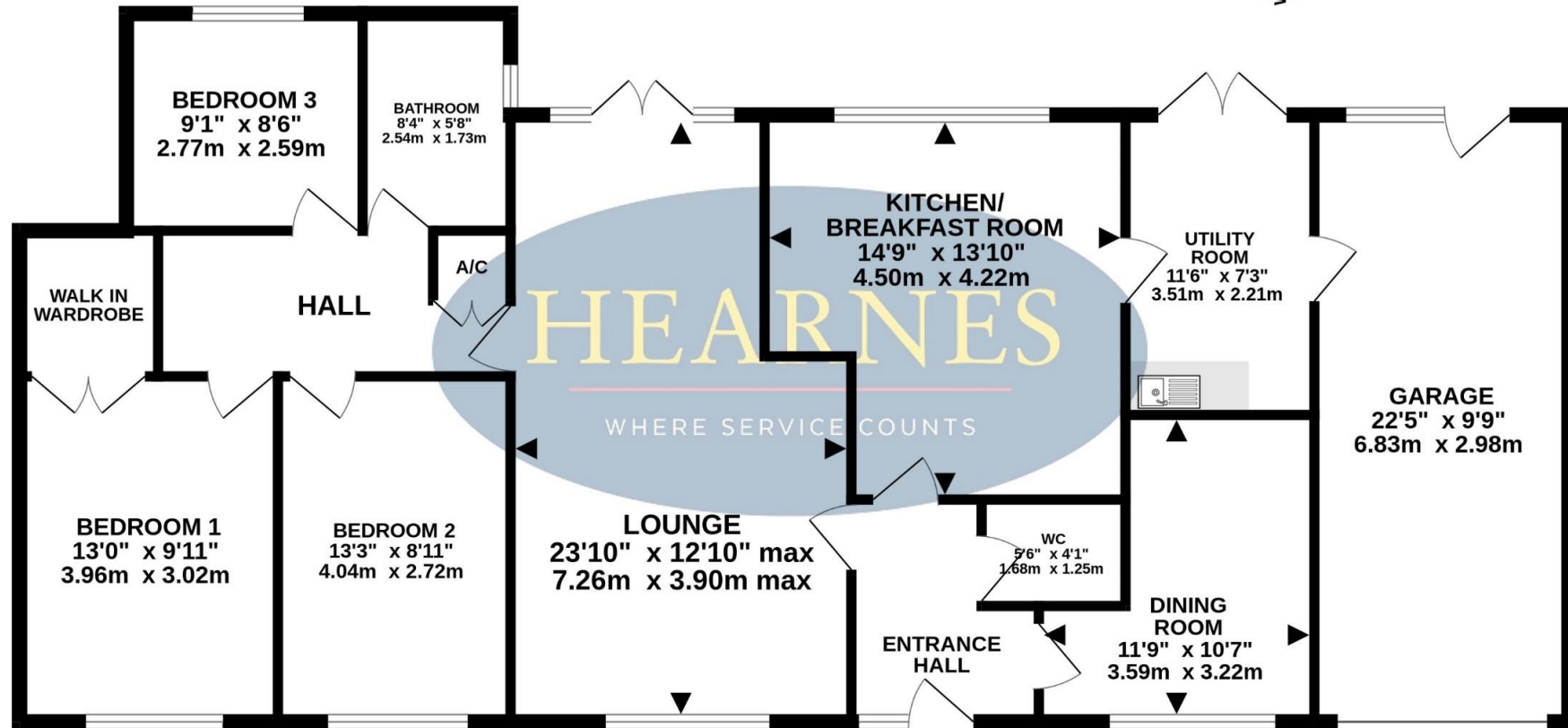
EPC RATING: C





TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.





Outside

- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 70ft in width x 50ft in depth
- **Adjoining the rear** of the property there is a large and ornately shaped Indian sandstone paved patio. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds, there is an ornamental pond, and in the far corner of the garden there is a further area of paved patio providing a fantastic spot to relax and enjoy this wonderful garden
- **The front garden** is predominantly laid to lawn
- **There is a front driveway** which provides generous off road parking which, in turn, leads up to a single garage
- **Single garage** is larger than average as it measures 22ft in length, has light and power, a metal up and over door, a rear personal door and internal door leading through into the utility room
- **Further benefits include;** double glazing, UPVC fascias and soffits and a gas fired central heating system with replacement boiler

There is a small selection of amenities on Glenmoor Road approximately 250 metres away. 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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