



HEARNES

WHERE SERVICE COUNTS

**Ameys Lane, Ferndown
Dorset BH22 8AY**

FREEHOLD GUIDE PRICE

£350,000

“A four year old immaculate bungalow with south facing garden and double driveway”

This conveniently located and immaculately presented two double bedroom detached bungalow has a 40ft private, southerly facing garden and two driveways providing generous off-road parking. Tucked away in a pleasant cul-de-sac location convenient to all amenities.

The bungalow was constructed in 2016 and still has 6 years remaining on the Builders Warrantee. The bungalow was beautifully finished to a high specification with gas fired under floor heating throughout.

- **Two double bedroom detached bungalow**
- Good size **entrance hall** with airing cupboard
- 28ft Open plan **lounge/dining room/kitchen/breakfast room**
- Modern **kitchen/breakfast room** area incorporating ample roll top work surfaces which continues round to form a breakfast bar, good range of base and wall units, integrated washing machine, dishwasher, Bosch oven, Neff electric hob with extractor canopy above, integrated fridge/freezer, a pull-out larder and large storage cupboards, cupboard housing a wall mounted gas fired boiler and tiled floor with underfloor heating with a door leading out to the garden
- **Lounge/dining area**, electric living flame fire, patio doors leading out into the southerly facing rear garden
- **Bedroom one** is a double bedroom and has three fitted double Hammonds wardrobes along with a fitted dressing table, drawers and bedside cabinets
- **Bedroom two** is also a double bedroom
- **Family bathroom** finished in a stylish white suite to incorporate a panelled bath with shower over and glass shower screen, pedestal wash hand basin, WC, fully tiled walls and tiled flooring with underfloor heating
- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and is immaculately kept. The garden itself measures approximately 40ft x 30ft. Adjoining the rear of the property there is a paved patio area with the remainder of the garden being laid mainly to lawn
- A block paved path leads down to a rear pedestrian access which in turn leads out to a **second driveway**. There is also an area of immaculately kept lawned side garden with a side gate opening onto the **front garden**
- Block paved **front driveway** providing off road parking for one vehicle with an area of front lawn
- **Second driveway** providing additional **off road parking space**
- **Further benefits** include double glazing, UPVC fascias and soffits and gas fired central heating system with underfloor heating, the remainder of the NHBC warrantee and security alarm

Ferndown town centre is located less than one mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

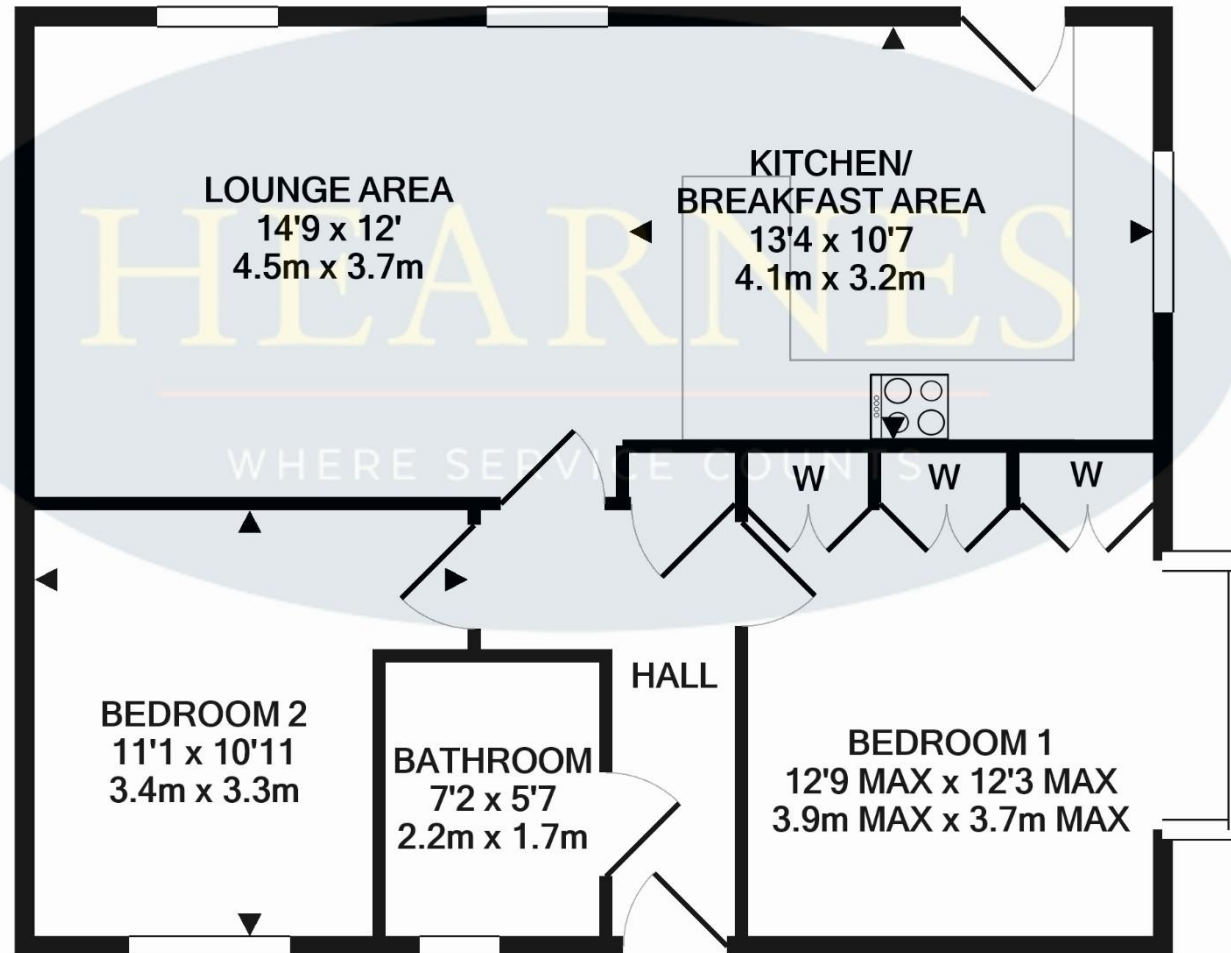
EPC RATING: B

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 APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141
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