

Heather Drive

Ferndown, Dorset BH22 9SD



HEARNES

WHERE SERVICE COUNTS



“An extended bungalow occupying a Southerly facing private plot approaching ¼ of an acre”

FREEHOLD PRICE £569,950

This rarely available and extended three-bedroom, one bathroom, one shower room detached bungalow has a 80ft private South facing rear garden, garage and generous off-road parking, occupying a Southerly facing private plot approaching ¼ of an acre. Tucked away in a sought-after cul-de-sac whilst conveniently located less than 1 mile from Ferndown’s town centre.

The current owner has been in residence for 33 years. The property has been well maintained and extended with a room created behind the garage and accessed by a large utility room which has its own private entrance. This portion of the property has excellent annexe potential.

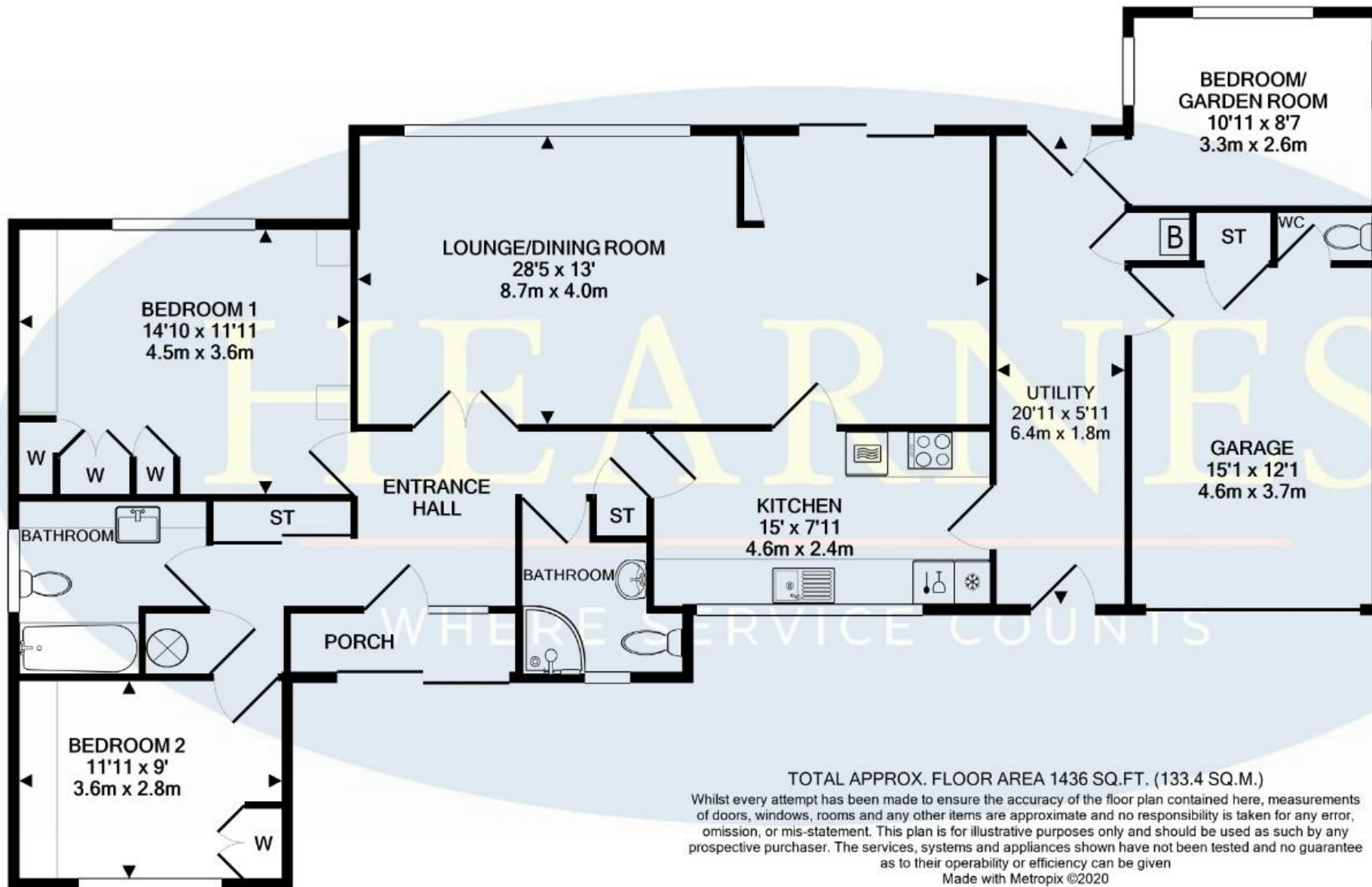
- **Three-bedroom detached bungalow**
- **Entrance hall** with coat cupboard
- Light and spacious **lounge** area with exposed stone fireplace and picture window overlooking the South facing rear garden
- Generous sized **dining area** with sliding patio doors leading out into the rear garden
- Re-fitted modern **kitchen** incorporating ample work surfaces and a good range of base and wall units, integrated double oven, hob and extractor, integrated fridge/freezer and dishwasher, space for breakfast table and chairs and window overlooking the front garden
- **21ft utility room** with plumbing for washing machine, space for fridge/freezer, cupboard housing a wall mounted gas fired boiler, door leading through into the garage, doors leading out onto the front and rear gardens, further door leading into a bedroom/garden room
- The **bedroom/garden room** enjoys a triple aspect
- **Master bedroom** has an excellent range of fitted bedroom furniture to include wardrobes, dressing table, bedside cabinets and cupboards over the bed recess
- **Guest bedroom** also has a good range of fitted bedroom furniture to include fitted double wardrobe, cupboards, drawer storage and dressing table
- **Family bathroom** re-fitted in a modern white suite to incorporate a panelled bath with shower over, wall mounted wash-hand-basin with vanity storage beneath, W/C, fully tiled walls and flooring
- **Shower room** incorporating a separate shower cubicle, wash-hand-basin with vanity storage beneath, W/C, fully tiled walls and flooring
- **Further benefits** include double glazing, replacement UPVC fascia’s and soffits and a gas fired central heating system

COUNCIL TAX BAND: E

EPC RATING: D







Whilst every attempt has 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 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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Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 80ft x 55ft and faces a Southerly aspect
- Adjoining the rear of the property there is a large paved patio area with the remainder of the garden predominantly laid to lawn
- **Front driveway** provides generous off-road parking for several vehicles and in turn leads up to a garage
- **Garage** is a remote control up and over door, has light and power, a **separate cloakroom** and **storeroom** as well as a door leading through into the utility room

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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