

New Road

Ferndown, Dorset BH22 8EX





“An impeccably presented 2,600 sq ft bungalow occupying a secluded plot approaching 1/3rd of an acre, set back off New Road in a cul-de-sac location”

FREEHOLD PRICE £700,000

This substantially enlarged and immaculately presented three double bedroom, one bathroom, one shower room detached bungalow has a 22ft orangery, 23ft loft/hobby space, 135 ft private garden with workshop, large garage and generous off road parking.

The property is conveniently located approximately 550 metres from Ferndown town centre and is set back off New Road in a pleasant cul-de-sac location.

This 2,600sq ft bungalow has had many recent improvements, the deceptively spacious and immaculately presented accommodation must be seen to be appreciated.

- **Three double bedroom detached bungalow**
- **Entrance porch**
- **14ft Reception hall**
- **18ft Lounge** with a bay window overlooking the front of the garden and a living flame coal effect gas fire with stone surround
- **Dining room** with fitted storage and space, cabinets with shelving, ceiling fan and light. Sliding doors opening into a 22ft **orangery**
- The **orangery** is fully double glazed and is a stunning space with bi-fold x 4 doors leading out onto the rear garden and decked seating area and a door also leading out onto the decked seating area. The focal point of the room is a 15 k/w log burning stove with a feature tiled wall, remote control dimmable LED downlighting, ceiling light and fan with remote control open and close vent.
- The **kitchen** has been recently fitted and beautifully finished with extensive Quartz work top and matching upstands with a good range of base and wall units and central island unit also finished with a Quartz work top along with an additional oak work top and breakfast bar, two pull-out larder units, integrated Neff oven, induction hob and extractor canopy above, integrated AEG dishwasher as well as an integrated Neff microwave and fridge/freezer, tiled floor and a door giving access to a staircase leading to the converted **loft space**
- **Inner hallway** with door leading out onto the side path. Door into the garage and opening into the utility room
- **Utility room** with plumbing and space for washing machine, tumble dryer and additional space for under counter fridge, pedestal wash hand basin, fully tiled walls and flooring
- 14ft x 14ft Dual aspect **master bedroom** with ceiling fan and light
- **En-suite** finished in a stylish white suite to incorporate 'his & hers' wash hand basin with vanity unit and storage beneath, walk-in shower area, WC and fully tiled walls. A partly vaulted ceiling with velux windows
- Large **dressing room** with hanging rails, floor storage and shelving with a partly vaulted ceiling with velux windows
- **Bedroom two** is a large double bedroom with fitted wardrobe with sliding doors with centre mirrored panel, ceiling fan and light
- **Bedroom three** is currently used as a dining room and is also a large double bedroom and has fitted wardrobe with mirrored sliding doors
- **Family bathroom** finished in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, bidet, WC, 'His & Hers' wash hand basins with vanity storage beneath, heated mirror and fully tiled walls

COUNCIL TAX BAND: G

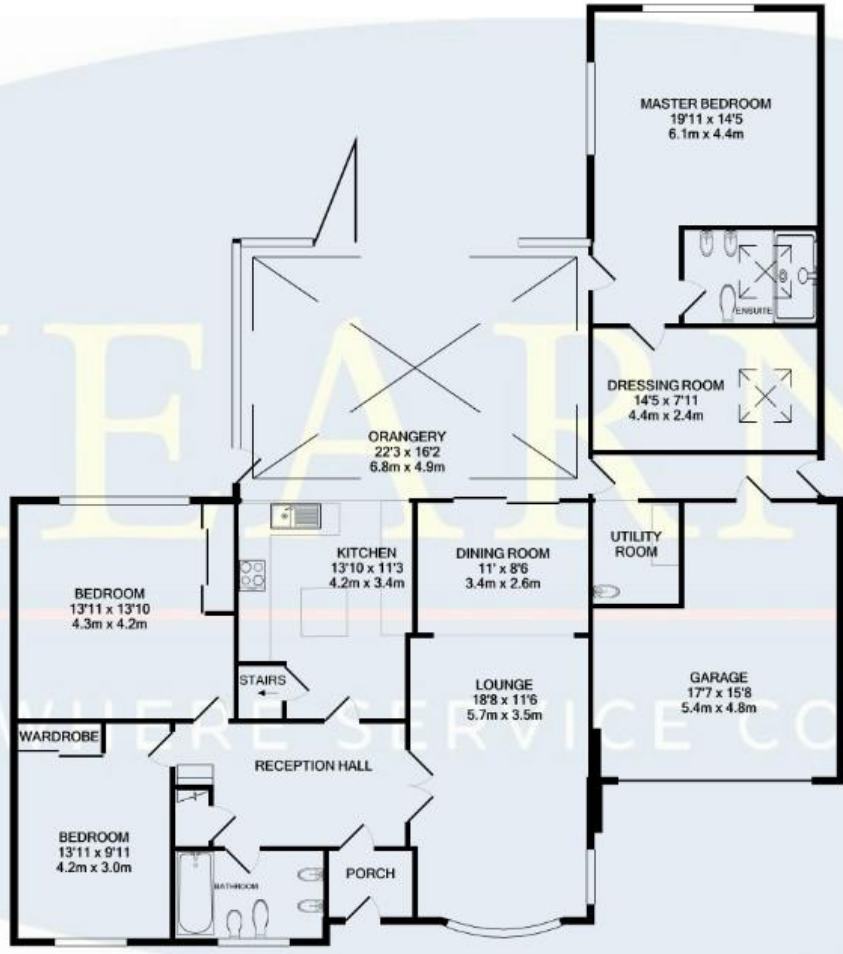
EPC RATING: E







NOT LOCATED THE THE EXACT POSITION
APPROX. FLOOR
AREA 146 SQ.FT.
(13.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2065 SQ.FT.
(191.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2685 SQ.FT. (249.5 SQ.M.)
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, is beautifully kept, measures approximately 135ft x 60ft. Adjacent to the rear of the property there is a large, timber decked seating area which extends the full width of the bungalow. A slope and steps lead down onto a large expanse of well kept lawn which is bordered by well stocked flower beds. At the far end of the garden there is an area of mature garden with trees and attractive shrubs. A path meanders through the far end of the garden to a 19ft **workshop** which has light and power and heating. Also at the far end of the garden there is a **timber storage shed**. The property is positioned 550 metres from Ferndown town centre.

A front in and out tarmac driveway provides generous off road parking for several vehicles with a central lawned area. Large **garage** with remote control up and over door, light and power and a door leading directly into the bungalow.

Further benefits include **double glazing, replacement UPVC fascias and soffits and a pressurized megaflow gas fired central heating system**.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. There is a Championship Golf Course situated in Golf Links Road, the club house to the golf course is located approximately 500 metres away.



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