



HEARNES

WHERE SERVICE COUNTS

**Westwood Avenue
Ferndown, Dorset BH22 9HN**

FREEHOLD PRICE

£375,000

“A modernised bungalow with a 55ft south facing garden and no onward chain”

This modernised and conveniently located two double bedroom detached bungalow has a 55ft private, south facing rear garden, detached single garage with generous off road parking whilst conveniently located 650 metres from Ferndown town centre.

Over the years the property has undergone a number of improvements and now comes to the market offered with no onward chain.

- **Two double bedroom detached bungalow**
- **Entrance hall** with engineered oak wooden flooring
- 17ft Dual aspect **lounge** with living flame coal effect gas fire, attractive limestone surround, French doors leading out onto the rear garden and patio, serving hatch through to the kitchen/breakfast room
- Modern **kitchen/breakfast room** beautifully finished with oak worktops, good range of base and wall units, integrated fridge/freezer, integrated oven, grill, hob and extractor, recess plus plumbing for washing machine and dishwasher, wall mounted gas fired boiler, door leading out to the side driveway, window overlooking the rear garden
- Two good size double **bedrooms**, both with bay windows overlooking the front garden
- Refitted modern **bathroom** finished in a white suite to incorporate a shower/bath with glass shower screen, shower over and mixer taps with a separate shower hose, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Separate **cloakroom** also refitted in a stylish white suite to incorporate WC, wall mounted wash hand basin and tiled floor
- The **rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 55ft x 50ft. Adjoining the rear of the property there is a paved patio area with the remainder of the garden predominantly laid to lawn. Within the garden there is a well-stocked vegetable plot and many mature plants, trees and shrubs. Also within the garden is a greenhouse, a second patio area and space for two sheds
- A **front driveway** provides off road parking for approximately four vehicles and leads up to a detached **single garage**. There is a good sized area of well kept lawn
- Detached **single garage** has a metal up and over door, light and power and a side door
- Further benefits include **replacement UPVC fascias, double glazing, gas fired central heating system** and the property is also **offered with no onward chain**

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

COUNCIL TAX BAND: D

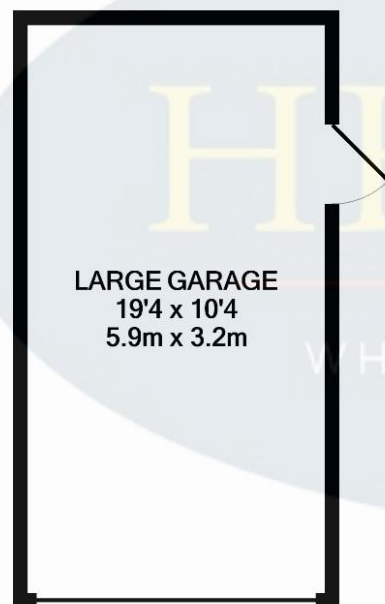
EPC RATING: D

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.



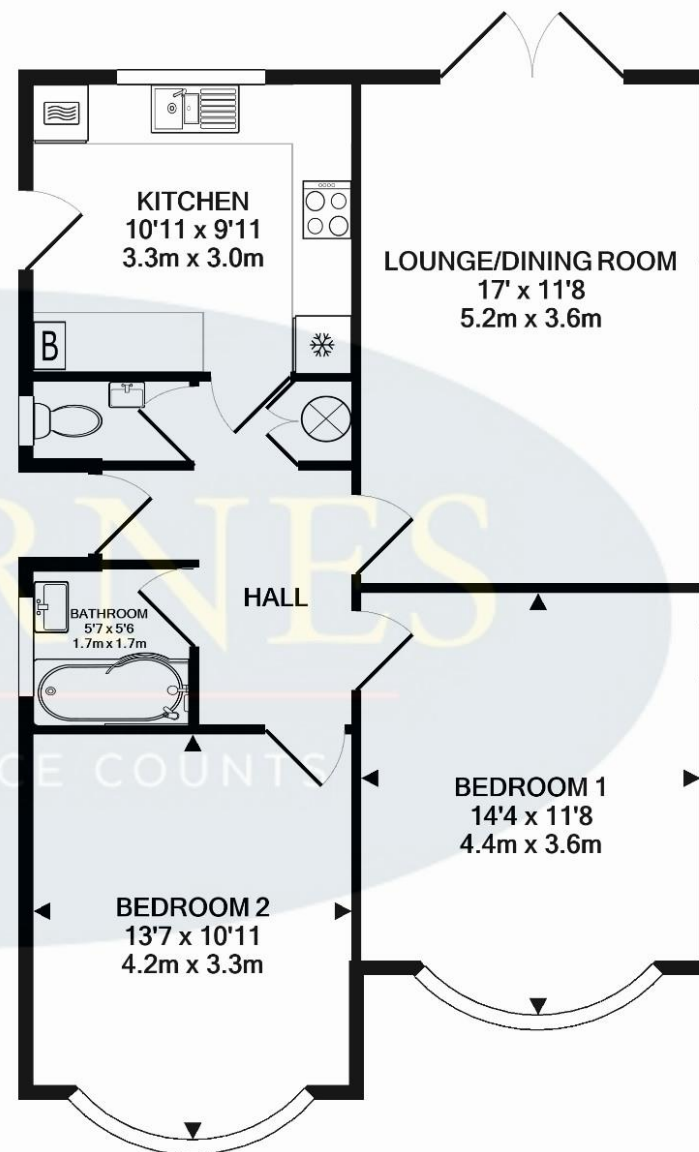
TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

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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LARGE GARAGE
19'4 x 10'4
5.9m x 3.2m

NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 200 SQ.FT.
(18.6 SQ.M.)



KITCHEN
10'11 x 9'11
3.3m x 3.0m

LOUNGE/DINING ROOM
17' x 11'8
5.2m x 3.6m

HALL

BATHROOM
5'7 x 5'6
1.7m x 1.7m

BEDROOM 1
14'4 x 11'8
4.4m x 3.6m

BEDROOM 2
13'7 x 10'11
4.2m x 3.3m



GROUND FLOOR
APPROX. FLOOR
AREA 726 SQ.FT.
(67.4 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

