



Award Road
Wimborne, Dorset BH21 7NS

FREEHOLD PRICE

£365,000

“An immaculately presented bungalow with a 65ft garden in a delightful semi-rural location”

This immaculately presented and superbly positioned two double bedroom detached bungalow has a 65ft private rear garden, detached single garage and generous off-road parking whilst situated in a delightful semi-rural location.

The property has been owned by the current owners since 1975. Over the years the property has been extremely well maintained and the property now comes to the market offered with immediate vacant possession.

- **Two double bedroom detached bungalow**
- **Entrance hall**
- 15ft Dual aspect **lounge** with exposed stone open fireplace creating an attractive focal point of the room, window offering a pleasant outlook over the immaculately kept large rear garden and door leading out onto a good size patio area
- **Kitchen/dining room** incorporating roll top work surfaces, base and wall units, recess plus plumbing for dishwasher and washing machine, integrated oven, grill and hob, floor standing gas boiler, space for table and chairs, window offering a pleasant outlook over the rear garden and door leading out onto a covered side passageway
- Covered **side passageway** has a door leading out into the front garden and out into the rear garden
- There are two double **bedrooms**
- **Family bathroom** finished in a white suite to incorporate a sunken bath with mixer taps, shower with shower screen and wash hand basin with vanity storage beneath
- **Cloakroom WC**
- The **rear garden** is a superb feature of the property as it is immaculately kept, is fully enclosed and measures approximately 65ft x 40ft. The garden also offers an excellent degree of seclusion. Adjacent to the rear of the property there is a large paved patio area. The remainder of the garden is predominantly laid to lawn which is extremely well kept and bordered by well stocked flower beds.
- At far end of the garden there is a **summerhouse, greenhouse** and additional paved patio. A side gate opens onto a side path
- A **front driveway** provides generous off road parking for three to four vehicles and in turn leads up to a detached single garage. There is a good sized area of well kept front lawn bordered by well stocked flower beds
- A **detached single garage** has a pitched tiled roof, light and power and an up and over door
- Further benefits include **double glazing, security alarm, a gas fired central heating** system and the property is **offered with no onward chain**

The market town of Wimborne is located approximately 3 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 2 miles away.

COUNCIL TAX BAND: D

EPC RATING: E

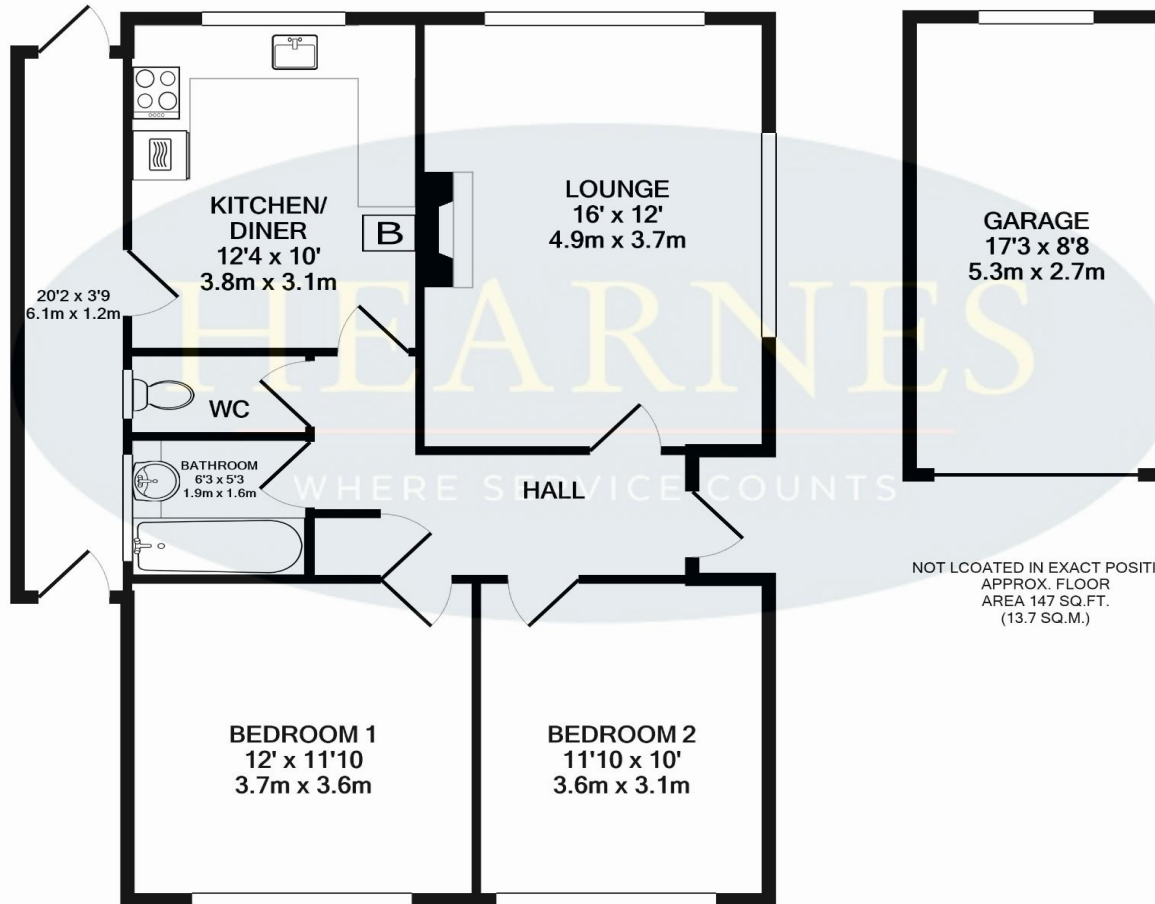
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 928 SQ.FT. (86.2 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
Made with Metropix ©2020



GROUND FLOOR
APPROX. FLOOR
AREA 781 SQ.FT.
(72.5 SQ.M.)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

