



HEARNES

WHERE SERVICE COUNTS

**Melbury Close
Ferndown, Dorset BH22 8HR**

FREEHOLD PRICE

£400,000

“A superbly positioned bungalow with a 65ft secluded garden approx.700metres from Ferndown town centre”

A conveniently located and well maintained two double bedroom detached bungalow has a 65ft x 55ft (maximum measurement) secluded rear garden, detached single garage and generous off road parking nestled away in a peaceful cul-de-sac and conveniently located approximately 700 metres from Ferndown town centre.

The property has been owned by the current owner for circa 22 years. Over the years the property has been extremely well maintained and has undergone a number of improvements which include double glazing, replacement UPVC fascias and soffits and a gas fired central heating system with replacement boiler.

This charming bungalow occupies a larger than average secluded plot. The property is offered with immediate vacant possession and keys are held within the office.

- **Two double bedroom detached bungalow**
- 14ft x 12ft **Entrance hall** with parquet flooring, loft access with pull-down ladder to large loft space
- 23ft **Lounge/dining room** with living flame coal effect gas fire set within an exposed stone fireplace with wooden mantle, double glazed picture window offering a pleasant outlook over the front garden, space for table and chairs
- **Kitchen** incorporates roll top work surfaces, base and wall units, integrated oven, hob and extractor, space for fridge/freezer, recess plus plumbing for washing machine, cupboard housing a wall mounted gas fired Worcester Bosch boiler, serving hatch through to the lounge/dining room, tiled splashbacks, tiled floor and door leading out to the side driveway
- **Bedroom one** is a good size double bedroom benefitting from double wardrobes, dressing table, drawer storage and bedside cabinets
- **Bedroom two** is also a good size double bedroom
- **Family bathroom/shower room** incorporates a corner bath with mixer taps and shower hose, bidet, WC, separate shower cubicle, pedestal wash hand basin
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, is fully enclosed and has a maximum overall measurement of 65ft x 55ft. The garden is predominantly laid to lawn. Within the garden there are many attractive plants and shrubs along with fruit trees to include fig, pear and a grapevine. Also in the garden there is a useful **timber storage shed** and double wooden side gates open onto the side driveway
- A **front driveway** provides off road parking for approximately four vehicles and in turn leads to a **single garage**
- The **front garden** has been landscaped for ease of maintenance and is stocked with attractive plants and shrubs
- The **single garage** has a metal up-and-over door, light and power

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

COUNCIL TAX BAND: D

EPC RATING: D

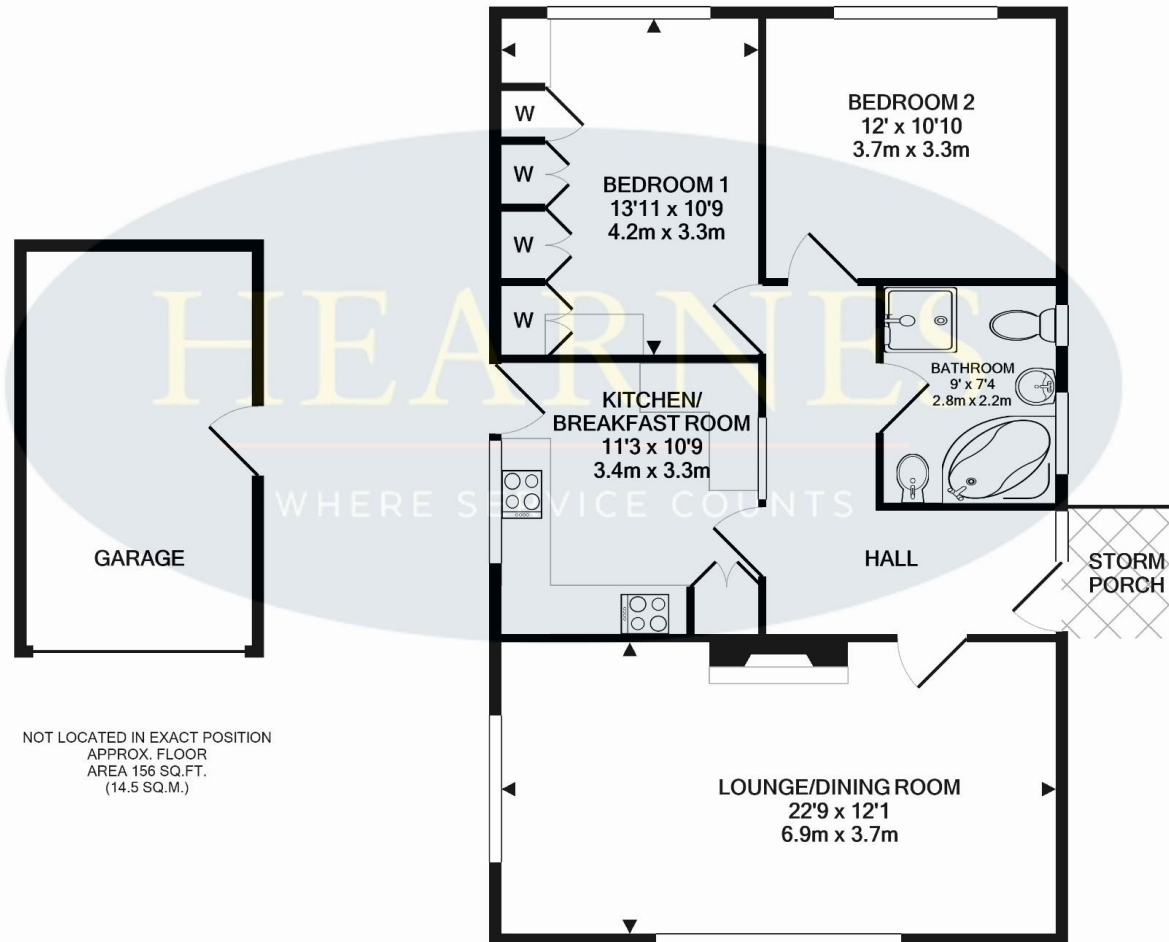
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1004 SQ.FT. (93.2 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
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GROUND FLOOR
APPROX. FLOOR
AREA 848 SQ.FT.
(78.8 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

