



HEARNES

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**St Just Close, Ferndown
Dorset BH22 9EA**

FREEHOLD

GUIDE PRICE £450,000

“A modernised 1,400 sq ft bungalow with a secluded south facing garden in a cul-de-sac”

This immaculately presented and modernised three double bedroom, two reception room detached bungalow has a private, south facing rear garden, generous off road parking and a tandem garage. This 1,400 sq ft light and spacious bungalow enjoys a peaceful cul-de-sac location located close to all the local amenities. The property now also comes to the market with immediate vacant possession.

- **Three double bedroom detached bungalow**
- 15ft x 12ft **Entrance hall**
- 14ft Refitted, modern **kitchen/breakfast room** incorporating ample roll top work surfaces which continue round to form a breakfast bar, a good range of base and wall units, excellent range of integrated appliances to include Neff oven, gas hob and extractor canopy above, integrated combination microwave, Franke sink, Bosch dishwasher, cupboard housing a wall mounted gas fired boiler
- Good size **utility room** with recess and plumbing for washing machine, space for fridge/freezer, door leading out onto the side path
- 20ft **Lounge** with window overlooking the rear garden and an exposed stone feature fireplace with inset living flame coal effect gas fire
- Separate **dining room** with sliding patio doors leading out into the rear garden, gas fire with wooden surround
- Refitted **shower room** finished in a stylish white suite to incorporate separate shower cubicle, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- Separate **cloakroom** also finished in a stylish white suite to incorporate fully tiled walls and flooring, WC, wash hand basin with vanity storage beneath
- **Bedroom one** is a good size double bedroom with two fitted double wardrobes and a single wardrobe
- **Bedroom two** is also a double bedroom with an excellent range of fitted bedroom furniture to include bedside cabinets, cupboards over the bed recess, two single wardrobes, dressing table and additional wardrobe with mirrored sliding door
- **Bedroom three** is also a double bedroom
- The **rear garden** offers an excellent degree of seclusion, faces a southerly aspect and measures approximately 65ft in width. The garden incorporates a large patio area along with a good sized area of lawn. Within the garden there is a well stocked flower bed and a useful timber storage shed. A side path leads around to a side gate
- A **side path** leads round to a side gate. Two sets of wrought iron gates open onto **two separate driveways**, one of which in turn leads up to a **tandem garage**
- **Tandem garage** has a remote control up-and-over door, light and power and French doors leading out into the garden
- Further benefits include **double glazing, replacement UPVC fascias and soffits and a gas fired central heating system**
- The property is also **offered with no onward chain**

There is a small selection of amenities on Glenmoor Road and Marks & Spencer Simply Food Hall are both located approximately 900 metres away.

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1 mile away.

COUNCIL TAX BAND: E

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 1458 SQ.FT. (135.4 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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