



HEARNES

WHERE SERVICE COUNTS

**Maple Drive
Ferndown, Dorset BH22 9ST**

FREEHOLD

‘GUIDE PRICE’ £375,000

This well proportioned and superbly positioned five double bedroom, two reception room detached bungalow has a 90ft x 80ft (maximum measurement) L-shaped secluded southerly facing rear garden, large detached garage and driveway whilst tucked away at the end of a peaceful cul-de-sac location and offered with no onward chain.

The property is in need of some updating. This well proportioned detached property has enormous amount of scope and potential and comes to the market for the first time. Keys are held within the office.

- **Five bedroom detached bungalow**
- **Entrance hall**
- **Cloakroom/utility room** with WC wash hand basin and plumbing for washing machine, tiled floor
- **Kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units, floor standing gas fired boiler, tiled splashbacks, tiled floor, space for breakfast table and chairs and door leading out into the garden
- **Dining area** enjoying a dual aspect with an archway through to the lounge
- **Lounge** with sliding patio doors leading out into the rear garden. A door into the inner hall and a further door into a garden room
- **Garden room** with tiled floor, sliding patio doors leading out into the rear garden
- **Five double bedrooms**
- **Family bathroom/shower room** incorporating a panelled bath with mixer taps and shower hose, separate shower cubicle, pedestal wash hand basin, WC, tiled floor
- The **rear and side garden** has a maximum overall measurement of 90ft x 80ft. The rear garden itself offers an excellent degree of seclusion. Spanning the width of the bungalow there is a good sized paved patio area with steps leading up to a greenhouse and rear pedestrian access. The garden is stocked with many attractive plants and shrubs
- **A side garden** also offers a good degree of privacy and is laid to a mixture of gravel, block paving and path leading down to a timber storage shed, side gate and side door into the garage
- There is a good size area of **front garden** and a block paved driveway leading up to a large, **detached garage**
- Further benefits include **UPVC fascias and soffits** and a **gas fired central heating system**
- The property is also offered with **immediate vacant possession**

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

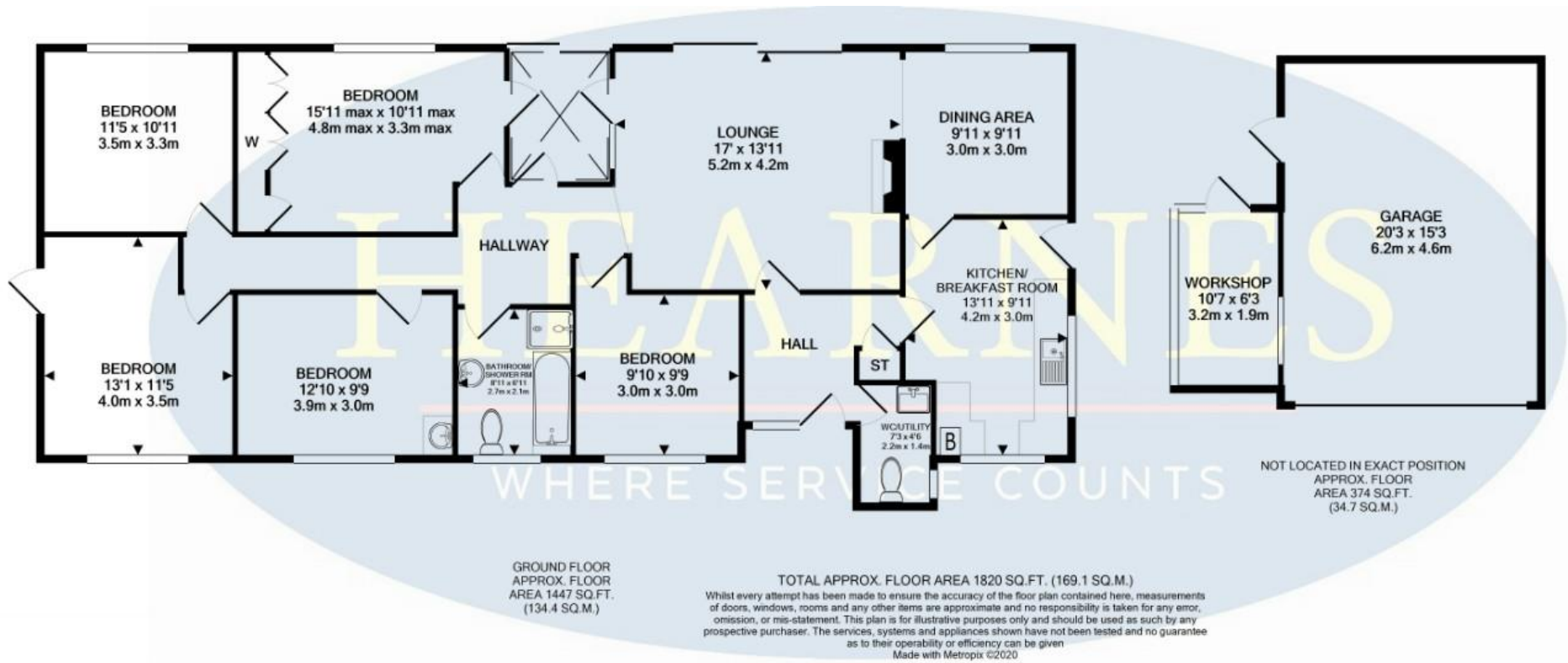
COUNCIL TAX BAND: E

EPC RATING: E

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.

“A spacious bungalow in need of modernisation occupying a private southerly facing corner plot”





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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

