



**Turbary Road, Ferndown
Dorset, BH22 8AR**

FREEHOLD

GUIDE PRICE £425,000

This deceptively spacious and superbly positioned two double bedroom detached bungalow occupies a large and private plot measuring in excess of ¼ of an acre with off road parking for several vehicles and a single garage.

The property is conveniently located just a short distance from local amenities and Ferndown town centre.

- **Two double bedroom detached bungalow**
- **Entrance porch**
- **23ft Entrance hall** with loft access
- **Kitchen** incorporating a good range of base and wall units, roll top work surfaces, integrated oven, grill, four ring gas hob, space and plumbing for washing machine and fridge/freezer, partly tiled walls, fully tiled flooring, wall mounted gas fired replacement Vallant boiler, window to the side aspect, door leading out onto the side path
- Generous size **lounge/dining room** with coal effect gas fire and attractive surround and picture window offering superb views over the private, southerly facing rear garden
- **Conservatory** which is part brick with French doors with fitted blinds leading out into the rear garden and an internal door leading through into the garage
- **Two double bedrooms** both with fitted wardrobes
- **Family shower room** incorporating a large, double shower cubicle, wash hand basin, WC with partly tiled walls
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and is approximately 205ft in length
- Adjoining the rear of the property there is a large paved patio area with **summerhouse**. A side path leads round to a side gate
- The **garden** is divided into two areas – the first area is predominantly laid to lawn, a picket fence and gate opens onto a further area of lawned garden where there are two useful timber storage sheds and a greenhouse. The garden is fully enclosed by recently replaced fencing and must be seen to be fully appreciated
- Metal five bar gate opens onto a front gravelled **driveway** and generous **off road parking** for several vehicles. A side driveway leads down to a **single garage**
- **Single garage** with up and over door and door into the property
- Further benefits include **newly replaced double glazing**, a **gas fired central heating system with replacement boiler**

The property is positioned opposite a local convenience store, whilst Ferndown town centre offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately one mile away.

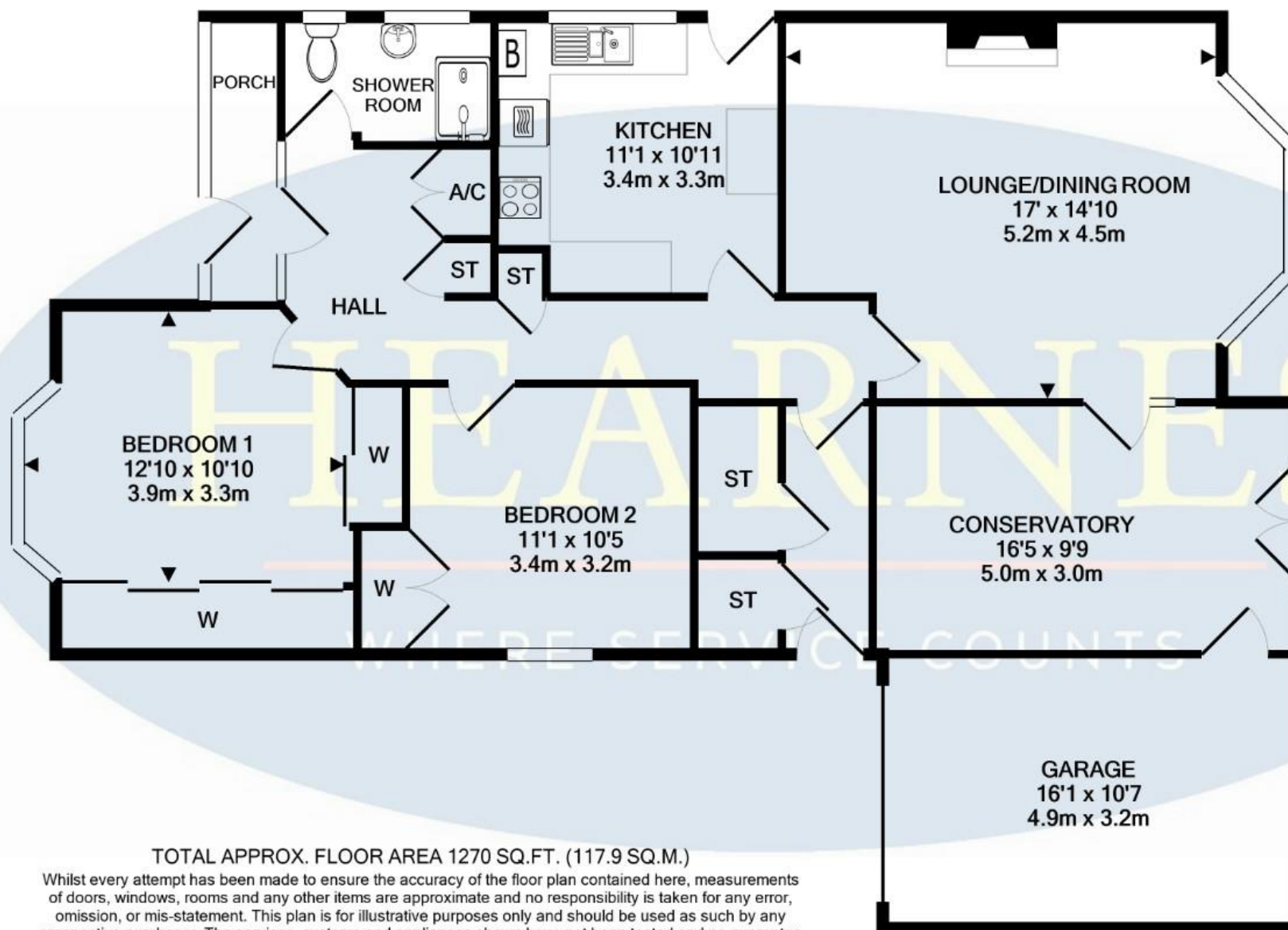
COUNCIL TAX BAND: D

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.

“Occupying a large, private plot measuring in excess of ¼ acre with a single garage”





TOTAL APPROX. FLOOR AREA 1270 SQ.FT. (117.9 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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