



**HEARNES**

WHERE SERVICE COUNTS

**Ameysford Road  
Ferndown, Dorset BH22 9QE**



# FREEHOLD PRICE

## £450,000

***“A deceptively spacious 1,100sq ft bungalow with a 55ft private garden and single garage”***

This generous sized and well presented three double bedroom detached bungalow has a 55ft private rear garden, detached single garage and generous off road parking for several vehicles, whilst situated in a popular and convenient location within Ferndown.

The current owner has been in residence for circa 30 years. Over the years the property has had a number of improvements along with a conservatory extension creating an 18ft kitchen/dining room, utility room, cloakroom and garden room. The current owner has submitted a planning application for the loft to be converted. If granted this would create two additional bedrooms with two bathrooms.

- **Three double bedroom detached bungalow**
- 20ft Spacious **entrance hall** with parquet flooring
- 18ft Modern **kitchen/dining room**. The kitchen area incorporates ample roll top worksurfaces with a good range of base and wall units, recess for range cooker and extractor canopy above, recess for fridge/freezer, cupboard housing a wall mounted gas fired boiler, recess plus plumbing for dishwasher an opening through into the dining area which has double glazed French doors leading out into the rear garden and patio
- **Garden room** has windows overlooking the private rear garden and internal double doors leading through into the lounge
- **Utility room** with plumbing for washing machine and a door leading out into the garden
- **Cloakroom** finished in a white suite to incorporate WC and wall mounted wash hand basin
- 17ft **Lounge**. An attractive focal point of the room is an exposed stone fireplace with wood burning stove
- **Bathroom** incorporating a panelled bath with mixer taps and shower hose and shower over, WC, wash hand basin with vanity storage beneath
- Three double **bedrooms**
- The **rear garden** offers an excellent degree of seclusion, is stocked with many attractive mature plants and shrubs and measures approximately 55ft x 45ft
- Adjacent to the rear of the property there is a paved patio area, a gravelled path meandering throughout the well stocked garden. The path continues past a pond with **water feature** and down to a **large greenhouse** along with polytunnel. The garden itself is fully enclosed. There is a side gates located on both sides of the property
- A wooden five bar gate opens onto a front and **side gravelled driveway**. **Driveway** which provides generous off road parking for several vehicles. A side driveway leads down to a detached **single garage**
- Detached **single garage** has a metal up and over door, light and power
- Further benefits include **double glazing, replacement UPVC fascias and soffits and a gas fired central heating system**

Ferndown town centre is located approximately 1.5 miles away. 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.

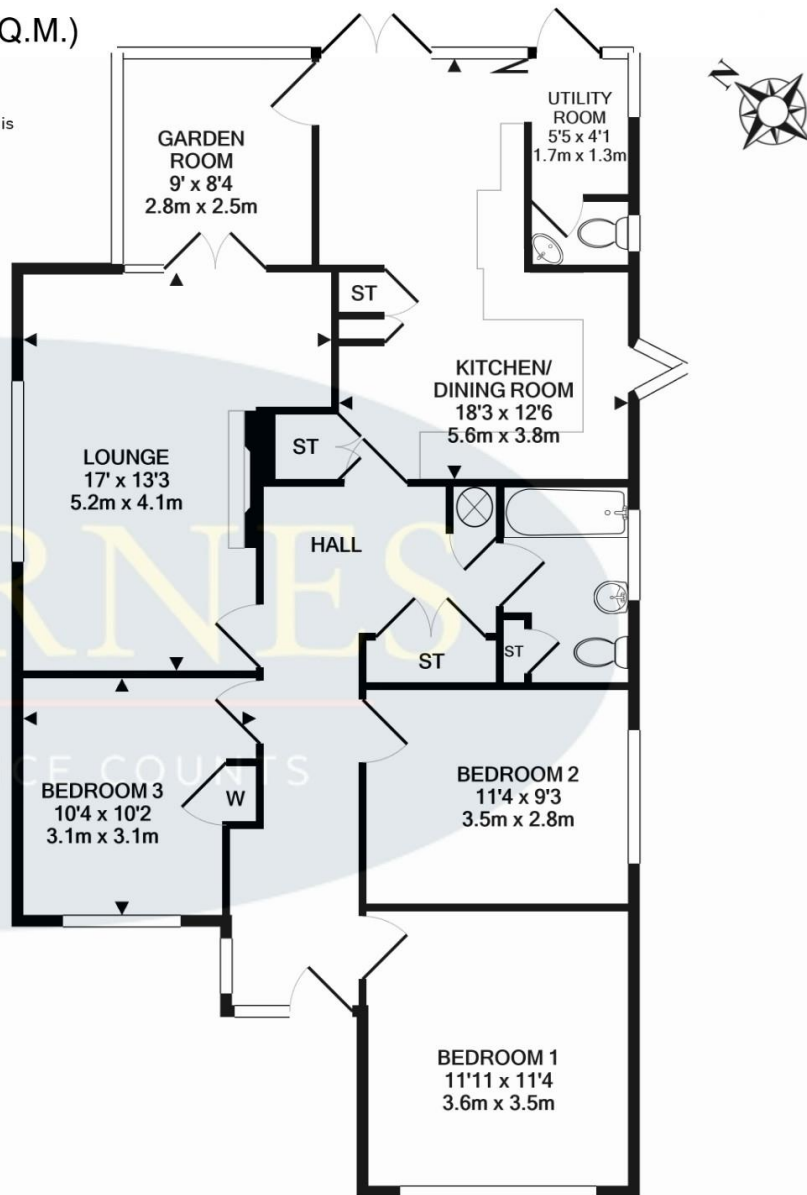


TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.5 SQ.M.)

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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NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 130 SQ.FT.  
(12.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1049 SQ.FT.  
(97.4 SQ.M.)

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