



HEARNES
WHERE SERVICE COUNTS

**Russett Close
Ferndown, Dorset BH22 9JL**

FREEHOLD PRICE OIEO £375,000

“A generous sized bungalow tucked away in a peaceful cul-de-sac located approximately 800 metres from the town”

This superbly positioned and well proportioned two double bedroom detached bungalow has a private west facing rear garden, detached single garage and generous off-road parking. Whilst tucked away in a peaceful cul-de-sac and conveniently located approximately 850 metres from Ferndown town centre.

This charming and well presented bungalow comes to the market offered with immediate vacant possession and keys are held within the office.

- **Two double bedroom detached bungalow**
- **Entrance porch**
- **Entrance hall**
- Dual aspect **kitchen** incorporating roll top worksurfaces, good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for washing machine, recess for fridge and freezer
- 19ft **Lounge/dining room** with window to the front aspect
- **Bedroom one** is a large double bedroom enjoying a view of the rear garden. Fitted floor to ceiling wardrobes with mirrored sliding doors and cupboards above
- **Bedroom two** is also a double bedroom enjoying a view over the rear garden
- **Shower room** incorporating a shower cubicle, pedestal wash hand basin, fully tiled walls and flooring
- Separate **cloakroom** incorporating a WC with tiled floor
- The **rear garden** faces a westerly aspect offers an excellent degree of seclusion and measures approximately 40ft x 30ft
- Adjoining the rear of the property there is a **paved patio area**
- The remainder of the garden is predominantly laid to lawn. The lawn is bordered by well stocked flower beds
- Located behind the detached garage there is a **hard standing** for a shed
- A **side driveway** provides generous off road parking for several vehicles which in turn leads up to a detached single garage
- Detached **single garage** has a remote control up and over door, light and power
- A **front garden** has been landscaped for ease of maintenance
- **Further benefits** include double glazing, gas fired central heating system
- The property is offered with **no onward chain**

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

COUNCIL TAX BAND: D

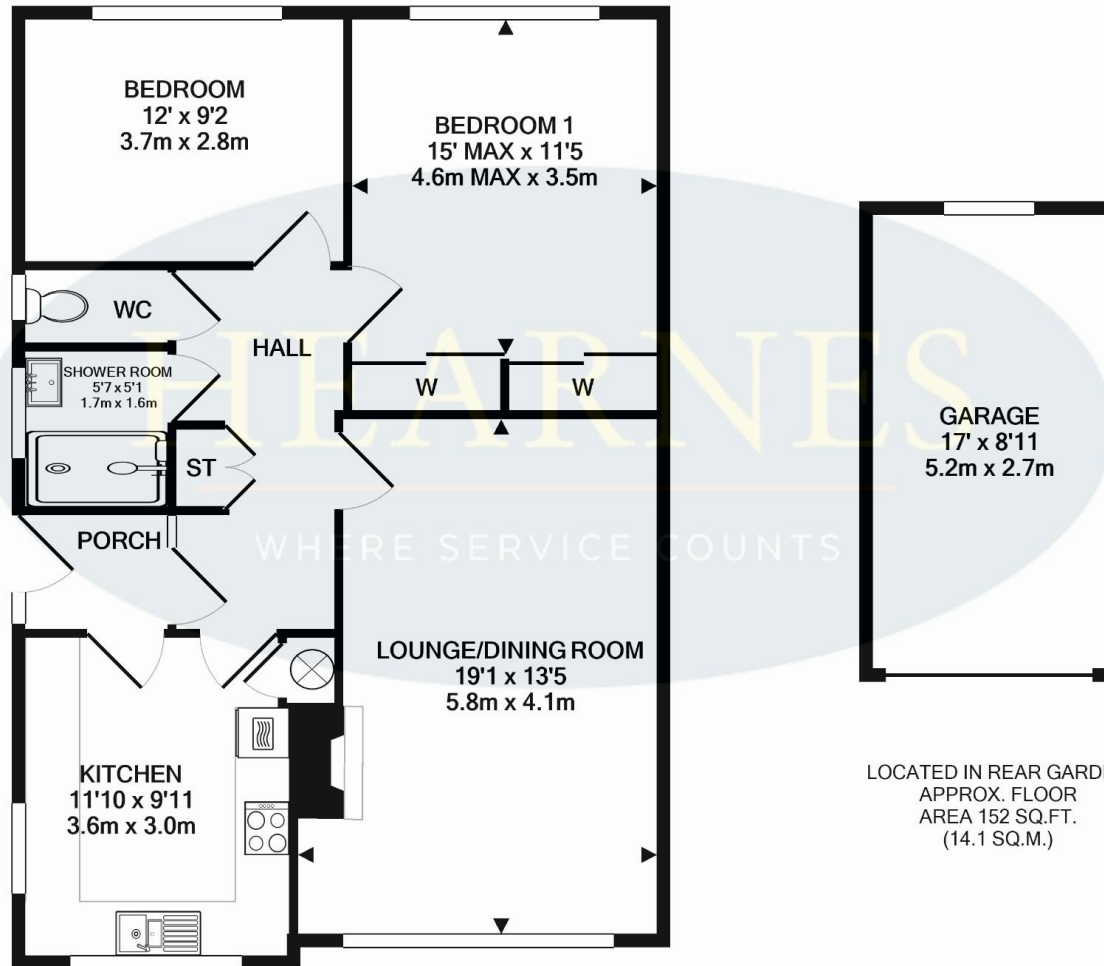
EPC RATING: E

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.



TOTAL APPROX. FLOOR AREA 946 SQ.FT. (87.9 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 794 SQ.FT.
(73.8 SQ.M.)

LOCATED IN REAR GARDEN
APPROX. FLOOR
AREA 152 SQ.FT.
(14.1 SQ.M.)



Cul-de-sac location