



HEARNES

WHERE SERVICE COUNTS

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

FREEHOLD PRICE

£410,000

This light and spacious three double bedroom detached bungalow has a 70ft private rear garden, detached single garage and generous off-road parking. Enjoying a popular and convenient location and offered with no onward chain.

- **Entrance hall**
- **Separate cloakroom**
- **Lounge** with a stone feature fireplace and a double glazed bay window to the front aspect
- **Kitchen** enjoying views over the rear garden, with an integrated double oven, hob and extractor, integrated dishwasher, recess for a fridge and freezer, recess and plumbing for a washing machine, a wall-mounted gas-fired boiler, attractive tiled splashbacks, a double glazed side window and a door leading out to the car port and driveway
- **Three double bedrooms**, one of which is at the rear of the bungalow enjoying a dual aspect and was previously used as a dining room, with double glazed French doors leading out to the patio area
- **Bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, and a pedestal wash hand basin
- Superb fully enclosed **rear garden** measuring approximately 70ft x 40ft, offering an excellent degree of seclusion, with a large paved patio area adjacent to the rear of the property and the remainder of the garden predominantly laid to lawn. Within the garden there is a large greenhouse and a timber storage shed
- Front and side block paved driveway providing **generous off-road parking** for several vehicles, with the wide area of side driveway providing the ideal space for the storage of a boat or a caravan, which continues down to a car port and a detached single garage
- Detached **single garage** with a metal up and over door, light and power
- Further benefits include double glazing and a gas-fired central heating system

Ferndown's town centre is located less than 1.5 miles away and 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.

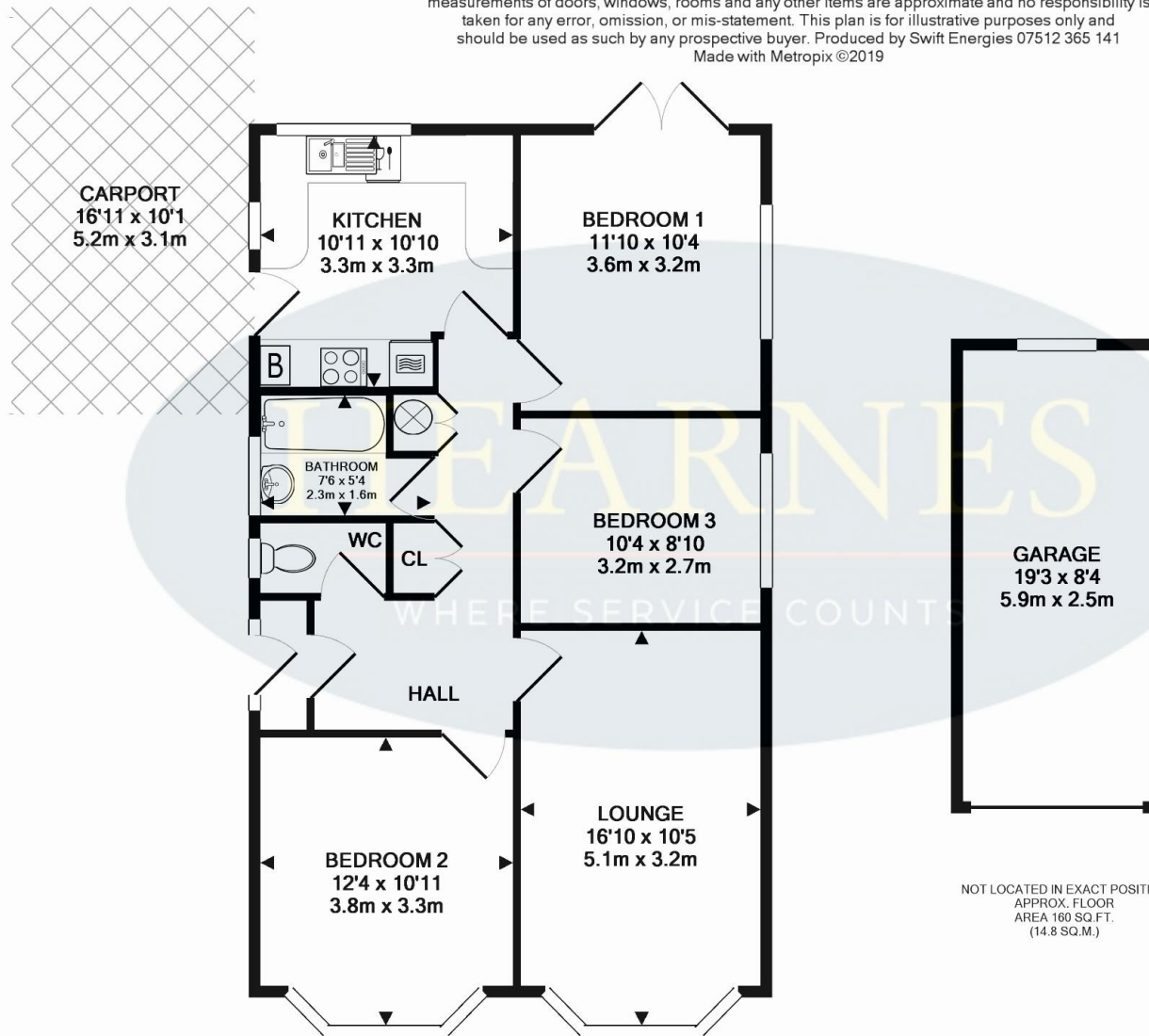
“A charming detached bungalow with a 70ft private rear garden”



TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 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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GROUND FLOOR
APPROX. FLOOR
AREA 783 SQ.FT.
(72.7 SQ.M.)

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