



HEARNES

WHERE SERVICE COUNTS

**Willow Way, Ferndown
Dorset, BH22 9SR**

FREEHOLD PRICE

£600,000

“A recently extended and luxuriously appointed bungalow of over 2,000 sq ft with a private 70ft west facing rear garden”

This substantially enlarged and beautifully modernised four bedroom, two bathroom, two reception room detached bungalow has a 70ft private and west facing rear garden, a detached double garage and generous off-road parking for several vehicles. Situated in a peaceful and sought after location within easy reach of Ferndown's town centre and the nearby nature reserves with many woodland walks.

The current owners have managed to create a light and spacious bungalow which has been finished to an exceptionally high standard throughout. There are many striking features which give this bungalow the WOW factor, along with many well thought out finishing touches creating this outstanding, luxurious and deceptively spacious family home.

- Bespoke compost front door
- **Reception hall** with a polished porcelain tiled floor
- **Utility/study area** with fitted storage cupboards, a cupboard with space for a desk and a recessed wall-mounted gas fired Vaillant boiler
- Stunning **20ft Kitchen/breakfast room/family room** with no expense spared in the kitchen which incorporates a bespoke Luxembourg kitchen by Keller, beautifully finished with extensive cracked glass work surfaces, an inset Franke sink with rinse hose and an excellent range of high quality appliances to include an induction hob and Franke extractor hood above, Gorengi oven with a recess for a microwave above, integrated Bosch dishwasher, space for an American style fridge/freezer, aluminium double glazed bi-fold doors leading out to the rear garden and decking and Karndean flooring which continues through to the family area where there is a double glazed window and an aluminium double glazed door leads out to the garden
- Separate **dining room** with Karndean flooring
- Stunning recently constructed aluminium framed, glass panelled **lounge** with a vaulted ceiling and a polished porcelain tiled floor with picture windows overlooking the private rear garden and aluminium bi-fold doors leading out to the decked seating area
- **19ft Master bedroom**
- Luxuriously appointed **en-suite bathroom** finished in a stylish white suite to incorporate a shower/bath with glass shower screen, chrome raindrop shower head, mixer taps, wc with concealed cistern, a contemporary wash hand basin set on a polished Purbeck stone pedestal and Karndean flooring
- Impressive **21ft Guest double bedroom**
- **Third double bedroom**
- **Fourth bedroom** with a fitted double wardrobe
- Main **family bathroom** beautifully finished in a stylish white suite to incorporate a panelled bath with mixer taps, wc and contemporary wash hand basin
- Approximately 70ft x 55ft **Rear garden** facing a **westerly aspect** and offering a good degree of seclusion. The garden has been designed to incorporate a decked seating area and paved patio area ideal for relaxing and entertaining, whilst the remainder of the garden mainly laid to lawn with areas for children to play
- Front shingled driveway providing **off-road parking** for approximately four vehicles, with double wooden gates opening onto an area of block paved side driveway providing **additional secure off-road parking** leading up to a detached double garage
- Detached **double garage** with a newly replaced up and over door, is fully insulated, has light, power, a double glazed side door and is alarmed
- Further benefits include double aluminium double glazing, UPVC fascias and soffits, a security alarm with CCTV, a water softener and a recently replaced roof with a 25 year guarantee

Ferndown itself offers an excellent range of shopping, leisure and recreational facilities, with the town centre less than 1 mile away. Ferndown's Championship Golf Course on Golf Links Road is approximately 1.5 miles away.

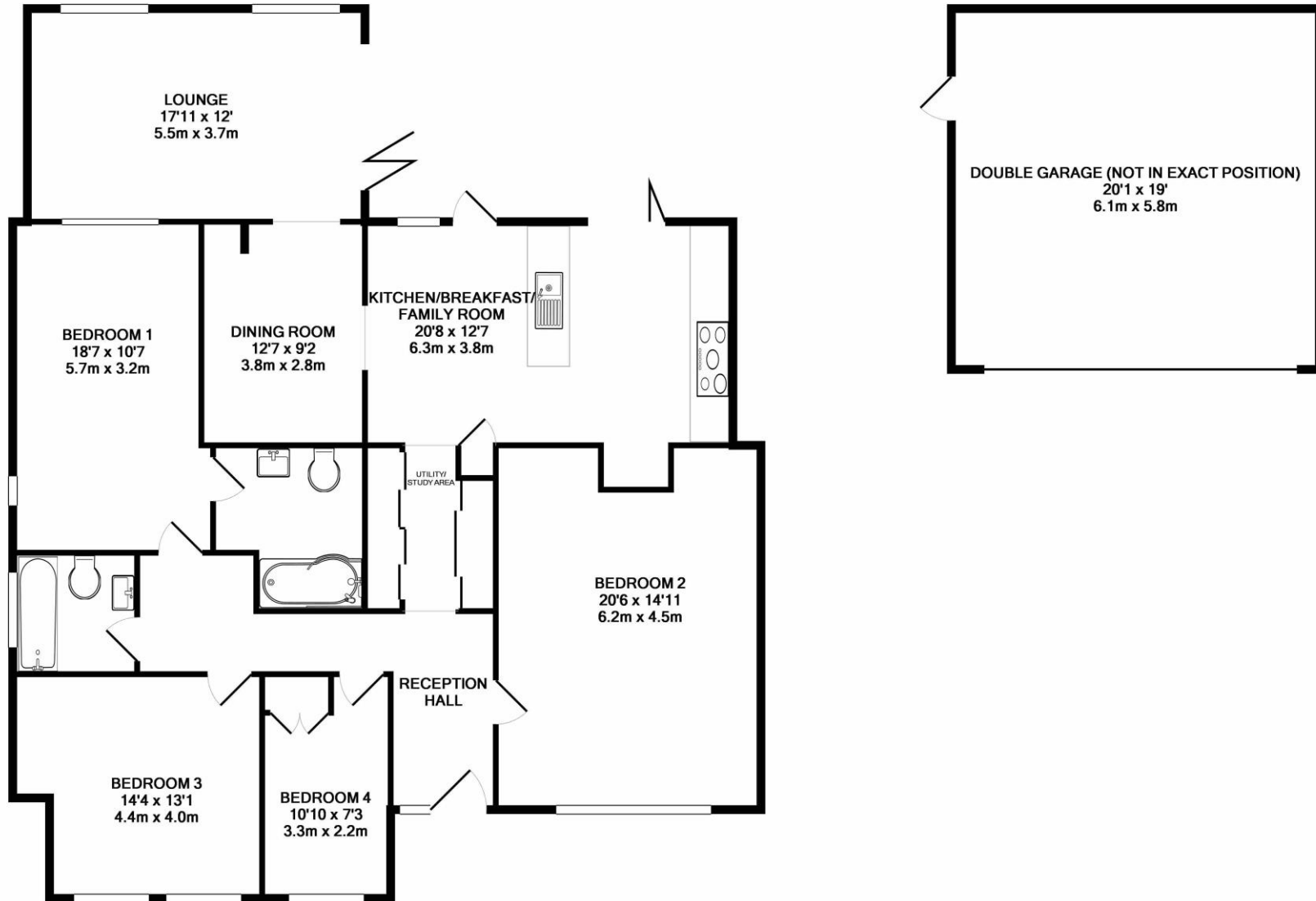
COUNCIL TAX BAND: F

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 2108 SQ.FT. (195.9 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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