



**HEARNES**

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**Larch Way, Ferndown  
Dorset, BH22 9SS**

# FREEHOLD PRICE

## £500,000

***“A deceptively spacious bungalow with a private west facing rear garden and no chain”***

This deceptively proportioned, upgraded and improved three bedroom, two bathroom, two reception room detached bungalow has a 75ft x 65ft L-shaped private west facing rear garden, detached double garage and generous off-road parking. Situated in a popular residential location and offered with no onward chain.

- 18ft x 16ft L-shaped **entrance hall** with a double storage cupboard
- 17ft **Refitted kitchen/dining room**
- The **kitchen** incorporates ample work surfaces which continue round to form a breakfast bar, a good range of base and wall units, integrated Neff double oven, Neff hob and extractor hood above, integrated fridge and dishwasher
- **Dining area** has ample space for a breakfast table and chairs
- **Utility room** with a recess and plumbing for a washing machine, space for an American style fridge/freezer and a stainless steel sink unit with drainer
- Light and spacious **dual aspect lounge** with an attractive living flame coal effect gas fire and wooden surround, as well as double glazed sliding patio doors giving direct access out to the private southerly facing courtyard
- **Garden room** with a radiator allowing for the room to be used all year round and double glazed French doors leading out to the rear garden
- **Master bedroom** with two fitted double wardrobes
- Refitted and spacious **en-suite shower room** finished in a stylish white suite to incorporate a walk in shower area, bidet, wc, wall-mounted wash hand basin with vanity storage beneath and fully tiled walls
- **Guest double bedroom** with a pleasant outlook over the rear garden
- Dual aspect **third bedroom** which is a large single room
- Refitted **family bathroom** finished in a contemporary white suite to incorporate a shower/bath with glass shower screen, shower over, wc and a wall-mounted wash hand basin with vanity storage beneath
- L-shaped **rear garden** with maximum overall measurements of 75ft x 65ft, offering a good degree of privacy and facing a **westerly aspect**. The garden is predominantly laid to lawn, has a paved patio area adjoining the rear of the property, a timber storage shed and a summer house
- A front double driveway provides generous **off-road parking** and in turn leads up to a detached double garage
- Detached **double garage** with light, power, a window, a remote controlled up and over door at the front and double wooden doors at the rear of the garage
- Good sized area of front lawn
- Adjoining the rear of the property there is a **southerly facing private courtyard** measuring approximately 24ft x 16ft, providing an ideal secluded plot for alfresco dining, with direct access from the lounge via patio doors
- Double glazing, UPVC fascias and soffits, a gas-fired central heating system and a security alarm
- Could be offered with **no onward chain**

Ferndown's town centre is located less than 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: E**

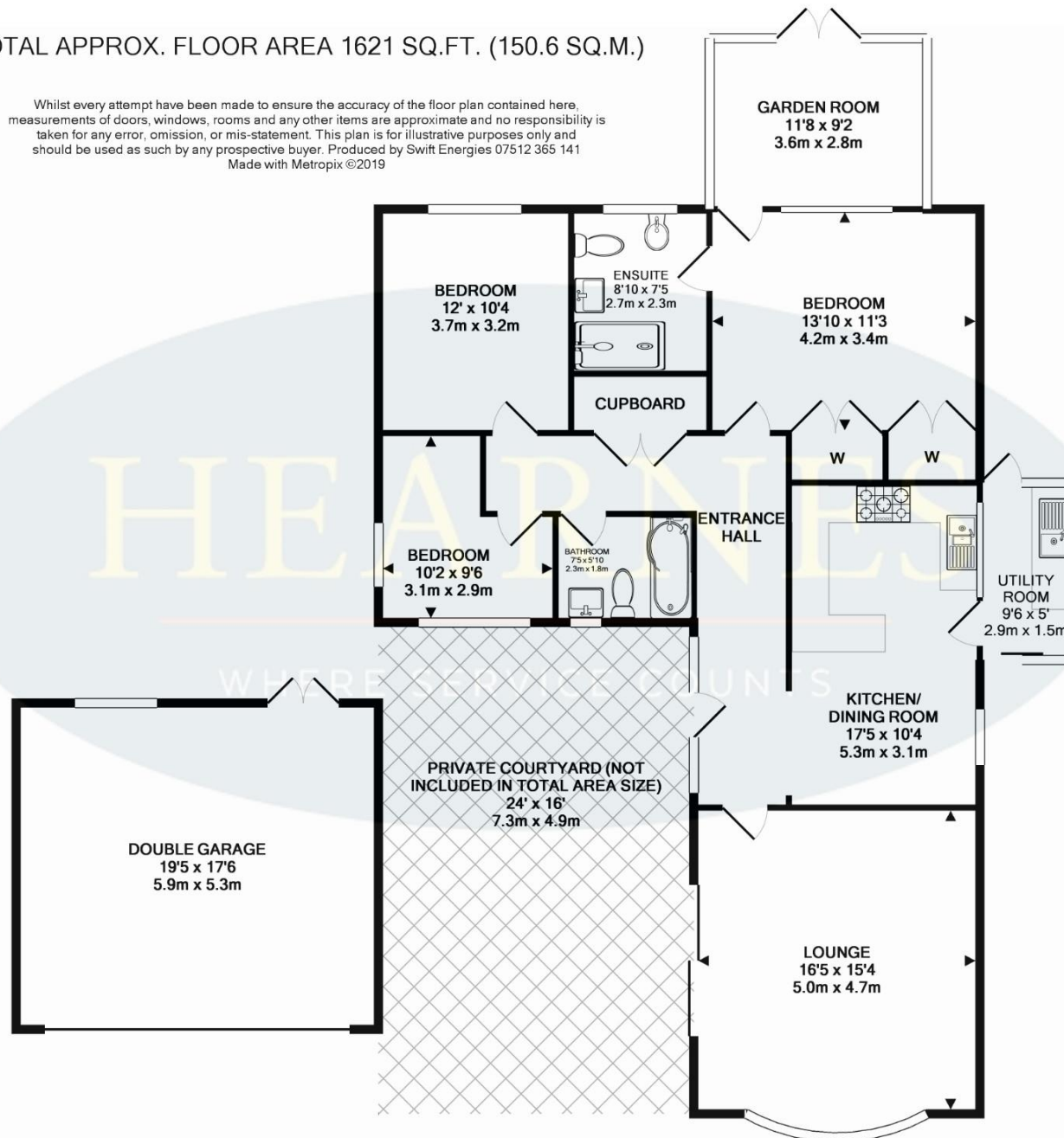
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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 1621 SQ.FT. (150.6 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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