

Pringles Drive

Ferndown, Dorset, BH22 8BN





“A lovingly maintained and extremely spacious 2,000 sq ft bungalow, situated on a plot measuring approx. 1/3 of an acre and approximately 300 metres from the town centre”

FREEHOLD GUIDE PRICE £800,000

This immaculately presented and superbly positioned three double bedroom, two bathroom, two/three reception room detached bungalow has a beautifully manicured 125ft southerly facing garden, a double garage and generous off-road parking for several vehicles. Sitting proudly on a large plot measuring approximately 1/3 of an acre, the property is nestled away at the end of a sought after cul-de-sac in arguably one of Ferndown’s most desirable locations approximately 300 metres from Ferndown’s town centre via a pedestrian walkway.

The property has been owned by the current family for circa 25 years, over which time the property has been lovingly maintained and now comes to the market offered with no onward chain.

The Property

- **Entrance porch**
- **Large reception hall**
- **19ft Light and spacious lounge** with double glazed sliding patio doors offering delightful views over the south facing rear garden and opening out onto a paved patio area
- **20ft Dual aspect separate dining room** also enjoying glorious views over the beautifully kept rear garden
- **22ft Kitchen/breakfast room** incorporating ample work surfaces which continue round to form a breakfast bar, a good range of base and wall units and high quality integrated appliances to include a five ring gas hob with an extractor canopy above, Miele double oven, dishwasher, Bosch fridge and freezer, a cupboard housing a replacement wall-mounted gas-fired Vaillant boiler, attractive tiled splashbacks, a tiled floor and a double glazed window overlooking the front driveway
- **Morning room** with a tiled floor and a double glazed window overlooking the front driveway
- **Large utility room** with a tiled floor, a double glazed window to the front aspect and a double glazed door leading out to the garden
- **Master bedroom** with a view over the rear garden and an excellent range of fitted bedroom furniture
- **Dressing room** with three fitted double wardrobes
- **Large en-suite bathroom/shower room** incorporating an oversized panelled bath with mixer taps and shower hose, shower cubicle, wc, his and hers wash hand basins with vanity storage beneath and fully tiled walls
- **Guest double bedroom** enjoying a dual aspect with an excellent range of fitted bedroom furniture
- **Third double bedroom** also with fitted bedroom furniture, enjoying a view of the rear garden
- **Spacious main family bathroom/shower room** incorporating a panelled bath with mixer taps and shower hose, separate shower cubicle, wc, wash hand basin with vanity storage beneath and fully tiled walls

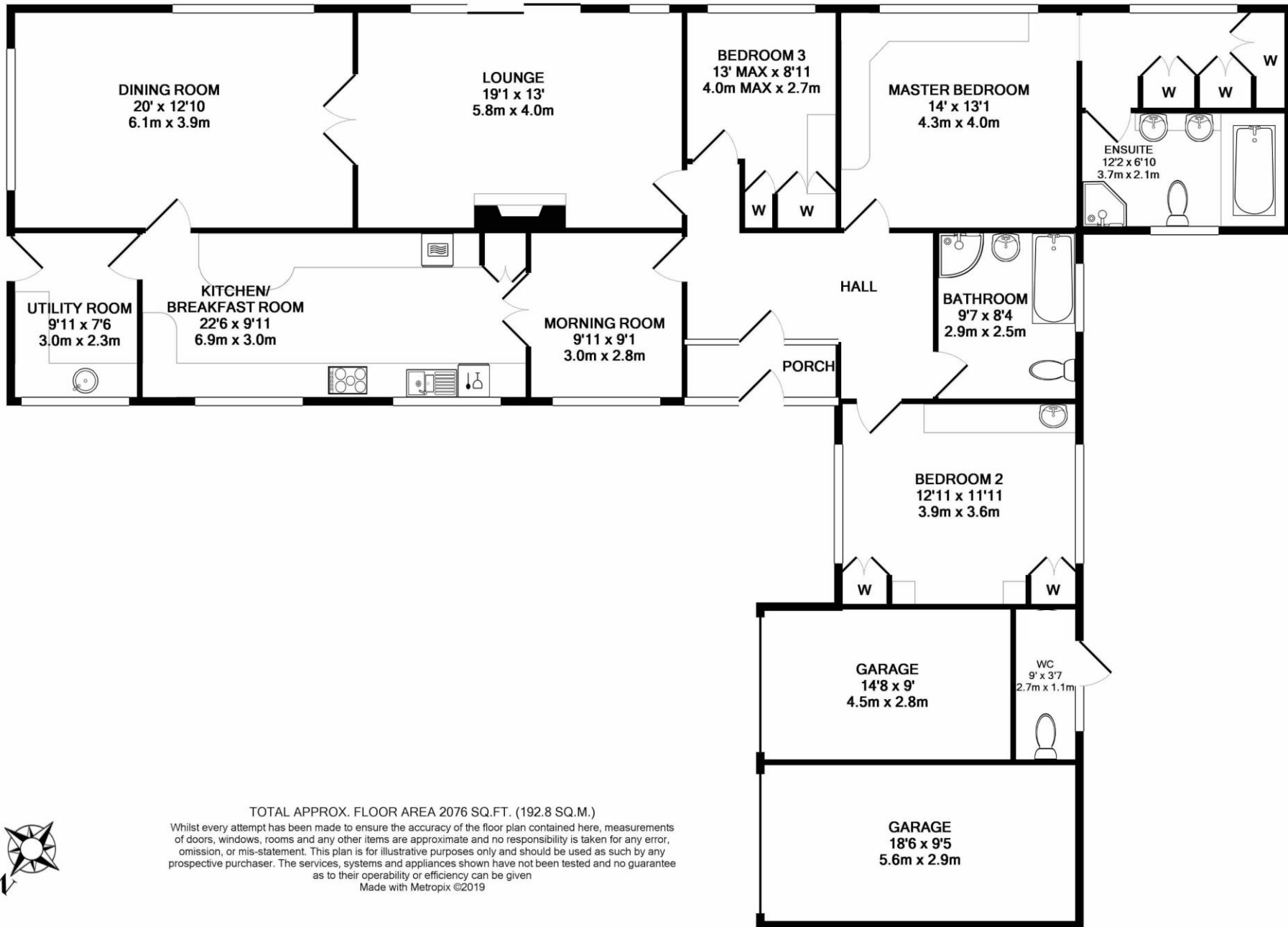
- Further benefits include double glazing, replacement UPVC fascias and soffits and a security alarm
- Offered with **immediate vacant possession**

COUNCIL TAX BAND: G

EPC RATING: E







TOTAL APPROX. FLOOR AREA 2076 SQ.FT. (192.8 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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Outside

- **Rear garden** which is without doubt a superb feature of the property as it is beautifully kept, faces a **southerly aspect** and has an overall measurement of 125ft x 45ft
- Adjacent to the rear of the property there is a raised paved patio area, with steps leading down to a large area of formal lawn surrounded by well-stocked shrub borders and flower beds and within the rear garden itself there is a large pond with a water feature, as well as a covered seating area with a trellis over
- Located down one side of the property there is a further paved patio area and covered raised decked seating area, along with a side gate opening out to the front driveway
- The main area of garden continues round to an area of side garden where there is a vegetable plot, a greenhouse and a large **detached outbuilding which has light and power**, along with an additional side gate opening onto the front driveway
- A front block paved driveway provides **generous off-road parking** for several vehicles and in turn leads up to two single garages
- **Two single garages**, both with up and over doors, light and power. One of the garages has been sectioned off at the back to create a garden cloakroom incorporating a wc

The Club House at Ferndown's Championship Golf Course is located approximately 800 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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