



HEARNES

WHERE SERVICE COUNTS

**Albert Road, Ferndown
Dorset, BH22 9HD**

FREEHOLD PRICE

£625,000

“A superbly positioned town centre chalet bungalow”

A deceptively spacious, extended and beautifully presented five bedroom, two bathroom detached chalet bungalow with a south facing rear garden. Situated in an extremely convenient town centre location.

- Modern fitted **kitchen/breakfast room** with a mid-height Neff double oven with hide and slide door and plate warmer, Neff five ring gas hob with overhead extractor, integrated dishwasher and fridge/freezer, a breakfast bar providing seating for three people and tile effect flooring
- Cleverly extended open plan **lounge/family/dining room** with a vaulted ceiling, a recently installed log burner and double glazed patio doors providing views and access out to the incredible south facing rear garden
- Modern **ground floor bathroom** incorporating a double ended bath with a hand held shower attachment, separate double shower cubicle, vanity unit with a built in wash hand basin and wc
- **Three ground floor double bedrooms**, one of which is currently used as a cinema room
- Spacious first floor landing which could be used as a **study area**, with two Velux roof windows allowing lots of natural light
- **Two first floor bedrooms** including the master bedroom which enjoys an **en-suite shower** room and bespoke built in wardrobes
- An outstanding feature of the property is the simply beautiful **70ft South facing rear garden** incorporating a sandstone patio which provides the ideal space for outside entertaining, whilst a raised decked area is a tranquil place to sit and enjoy the garden. Mature shrubs and well-stocked borders adorn the outskirts, whilst the remainder of the garden is mainly laid to lawn. At the far end of the garden there is a greenhouse, potting shed and steps lead up to treehouse with a useful storage area beneath
- Driveway providing **off-road parking** for several vehicles, in turn leading up to the garage
- **Single garage** with a metal up and over door, light, power, a side door. The garage has been sub-divided to create a utility room at the rear, accessed via an opening from the garage or a further side door
- Double glazing and gas fired central heating

Albert Road enjoys a convenient location approximately 270 metres from the nearest bus stop and approximately 300 metres from Ferndown's town centre which offers an array of shops, cafes, restaurants, leisure and recreational facilities.

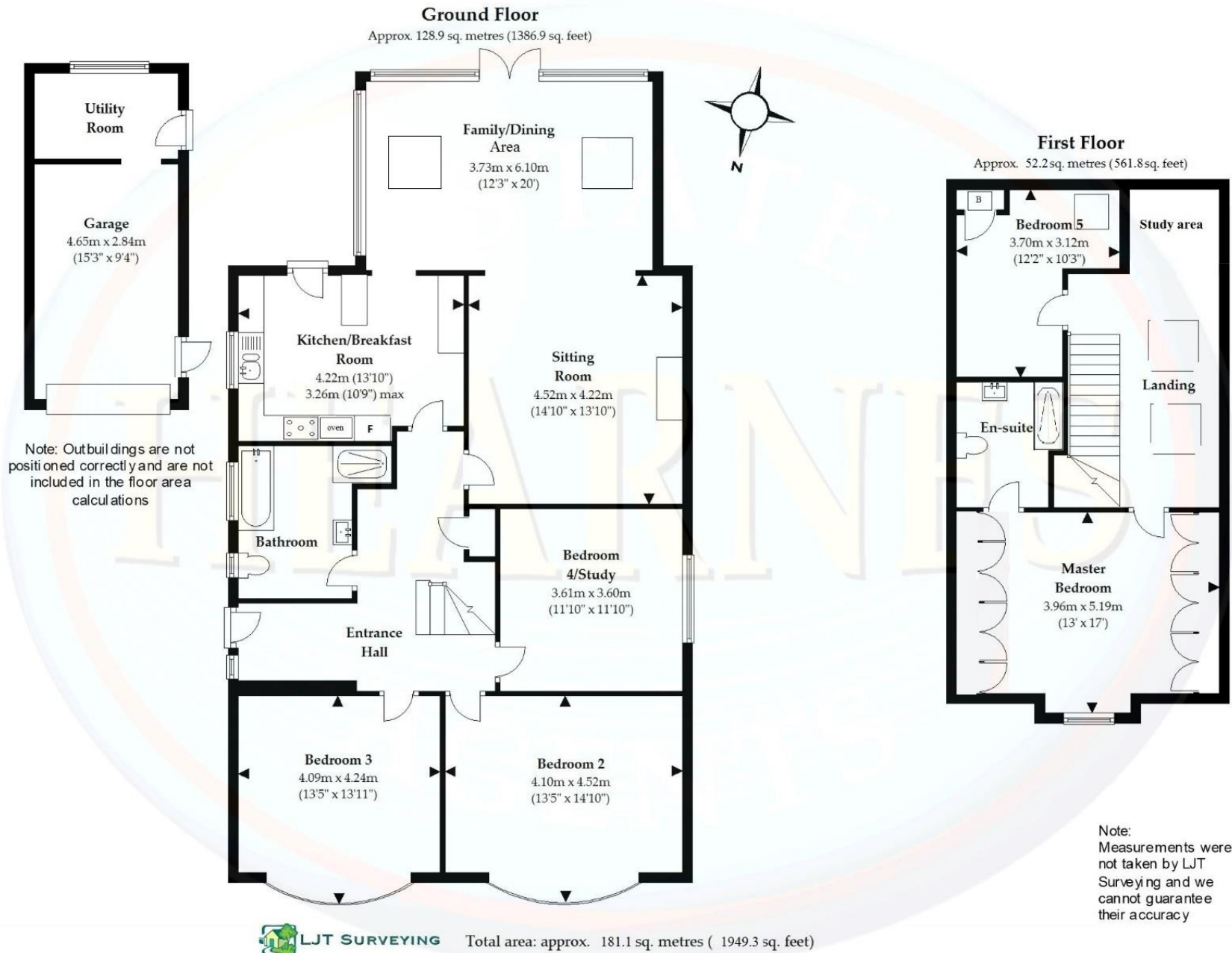
COUNCIL TAX BAND: F

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.







Plan not to scale and is for illustrative purposes only. The dimensions, North point and all other items are approximate and should not be relied upon. All spaces attached to the main property are included in the floor areas stated. 3D plans do not represent the state of the property. LJT Surveying Ringwood





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