



FOR SALE  
**HEARNES**  
01202 890890

Sole Agent

**HEARNES**  
WHERE SERVICE COUNTS

Prunus Drive, Ferndown  
Dorset, BH22 9PS

# FREEHOLD PRICE

## £279,000

*“A recently modernised bungalow with a landscaped private garden in a peaceful cul-de-sac”*

This immaculately presented and recently modernised two bedroom semi-detached bungalow has a landscaped and private 30ft enclosed rear garden, a single garage and generous off-road parking, tucked away in a peaceful cul-de-sac.

- **Entrance hall**
- Light and spacious **15ft lounge/dining room** with a double glazed window facing a southerly aspect, flooding this room with lots of natural light
- Refitted **modern kitchen** incorporating ample work surfaces, an excellent range of base and wall units, integrated washing machine, dishwasher, Zanussi induction hob with extractor canopy above and a Hotpoint oven, recess for a fridge/freezer, cupboard housing a wall-mounted gas-fired boiler, a tiled floor, attractive splashbacks, a double glazed window overlooking the rear garden and a double glazed door leading out to the side driveway
- Recently **refitted family bathroom** finished in a stylish white suite to incorporate a shower/bath with mixer taps and shower over, wash hand basin with vanity storage beneath, wc with concealed cistern, fully tiled walls and flooring
- **Bedroom one** is a large double bedroom enjoying a view over the rear garden
- **Bedroom two** is a single bedroom enjoying a view to the front aspect
- Landscaped **rear garden** for ease of maintenance incorporating a large gravelled area and a raised border, offering an excellent degree of seclusion and measuring approximately 30ft x 20ft. Within the garden there is a useful timber storage shed
- A front and side driveway provide **generous off-road parking**, whilst the side driveway leads down to a single garage
- **Garage** with light, power, a metal up and over door and a side personal door
- Further benefits include double glazing and a gas-fired central heating system
- Could be offered with **no onward chain**

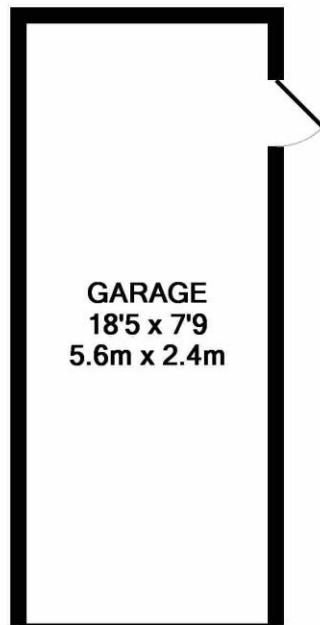
Ferndown's town centre is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: B**

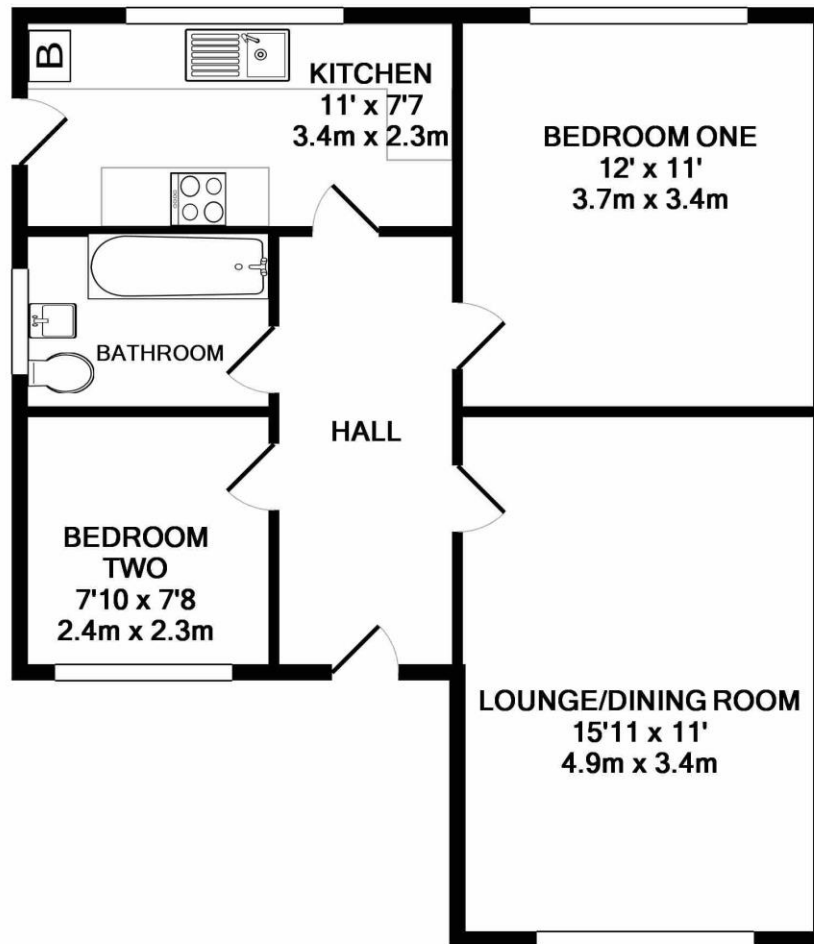
**EPC RATING: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





NOT LOCATED IN THE EXACT POSITION  
APPROX. FLOOR  
AREA 143 SQ.FT.  
(13.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 569 SQ.FT.  
(52.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 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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