



**Russett Close, Ferndown
Dorset, BH22 9JL**

FREEHOLD PRICE

£360,000

“A detached bungalow, tucked away in a peaceful cul-de-sac and offered with no chain”

This deceptively spacious and superbly positioned three double bedroom detached bungalow has a private west facing garden, a detached single garage and generous off-road parking. Tucked away in a peaceful cul-de-sac location approximately 750 metres from Ferndown's town centre. Offered with no onward chain.

- **Entrance hall**
- **17ft Dual aspect lounge/dining room** with a feature fireplace
- **Inner entrance hall** with parquet flooring
- **Kitchen** incorporating ample work surfaces, a good range of base and wall units, integrated oven, hob and extractor, fridge and a microwave, recess and plumbing for a washing machine, cupboard housing a wall-mounted gas-fired boiler, a double glazed window to the side aspect and a double glazed door leading out to a side path
- **Three double bedrooms**
- **Main bathroom** incorporating a panelled bath with mixer taps, pedestal wash hand basin and fully tiled walls
- Separate **cloakroom** with fully tiled walls
- **Landscaped front garden** for ease of maintenance
- Side driveway providing **generous off-road parking** which leads down to a garage
- **Detached single garage** with a metal up and over door, light and power
- Approximately 35ft x 35ft fully enclosed **rear garden facing a westerly aspect** which has been landscaped for ease of maintenance to incorporate a paved patio area and a gravelled area bordered by a flower bed with mature shrubs. A paved path continues round to a wide side access
- Further benefits include double glazing, UPVC fascias and soffits, security alarm and a gas-fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

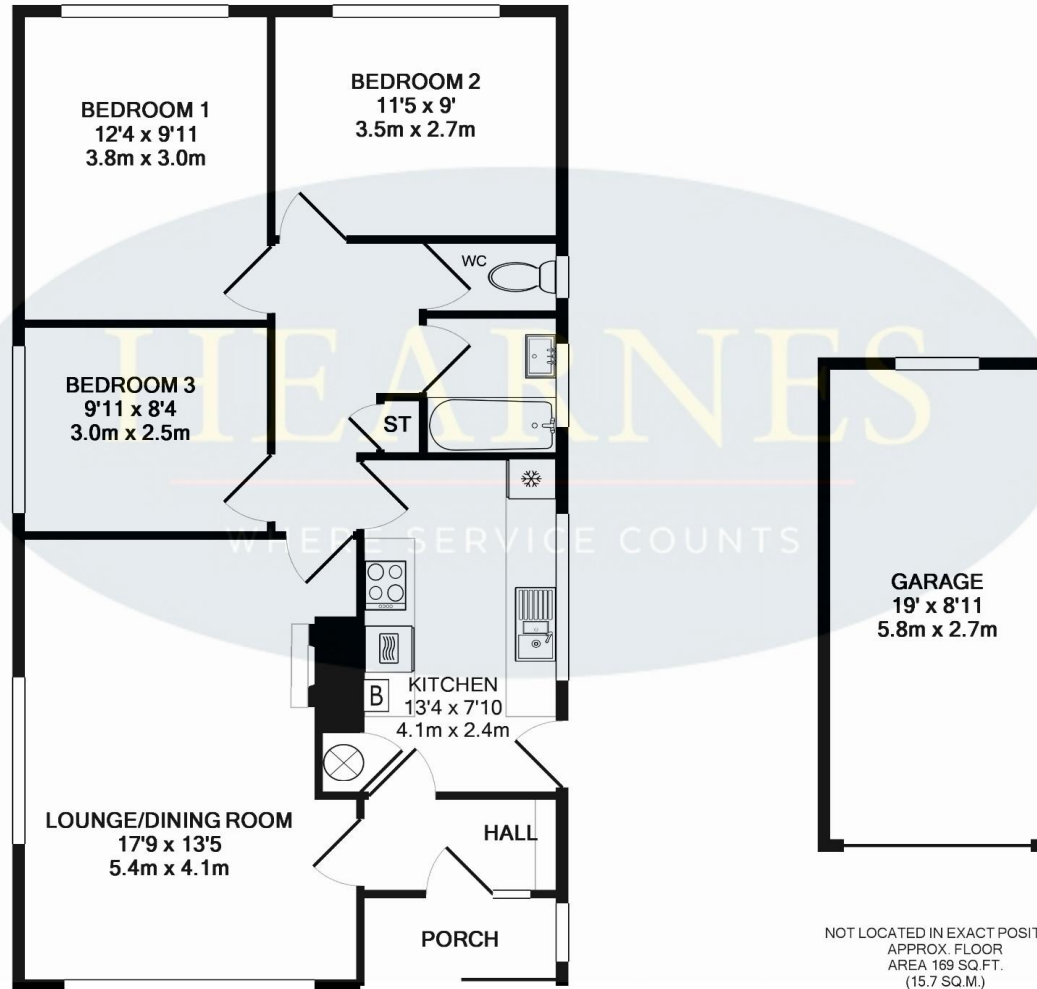
EPC RATING: D

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.



TOTAL APPROX. FLOOR AREA 983 SQ.FT. (91.3 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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NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 169 SQ.FT.
(15.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 814 SQ.FT.
(75.6 SQ.M.)

390 Ringwood Road, Ferndown, Dorset. BH22 9AU Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

