



HEARNES

WHERE SERVICE COUNTS

**Clayford Avenue, Ferndown
Dorset, BH22 9PG**

FREEHOLD PRICE

£365,000

“A deceptively spacious chalet bungalow with a 20ft car port and large outbuilding/workshop”

This well-proportioned and extended three double bedroom, two reception room detached chalet bungalow has a 50ft private rear garden, a driveway providing generous off-road parking, a 20ft car port and a large outbuilding/workshop. Situated in a popular residential area.

- Good sized **entrance hall**
- **Lounge** with open fireplace
- **Kitchen** enjoying a dual aspect with ample work surfaces, a good range of base and wall units, integrated double oven and hob, space for a fridge/freezer, a double glazed window overlooking the rear garden, a side door leading out to a side patio area and an opening through into the dining room/garden room
- **Utility cupboard** with a wall-mounted gas fired boiler as well as space and plumbing for a washing machine and dishwasher
- **Dining room/garden room** which has a partly vaulted ceiling with a skylight, a tiled floor and double glazed sliding patio doors leading out to the rear garden
- Ground floor **double bedroom** with fitted cupboards over the bed recess, two double and one single wardrobes, bedside cabinets and drawer storage
- Second ground floor **double bedroom** with fitted cupboards over the bed recess, a double wardrobe, dressing table and drawer storage
- Ground floor family **bathroom/shower room** finished in a white suite to incorporate a panelled bath with separate shower cubicle, pedestal wash hand basin, wc and a tiled floor
- First floor **double bedroom** with two fitted double wardrobes, a desk, drawer storage and cupboards
- Fully enclosed **rear garden** measuring approximately 50ft x 40ft and offering a good degree of privacy. The garden incorporates a paved patio area, with the remainder of the garden predominately laid to lawn with a useful timber storage shed
- Side driveway providing ample off-road parking with wrought iron gates giving access to a further secure area of driveway and a further set of double wooden gates that lead through to a **20ft car port** and **detached outbuilding/workshop**, whilst on the left hand side of the property a side gate gives access round to the rear garden
- Double glazing, UPVC fascias and soffits and a gas-fired central heating system

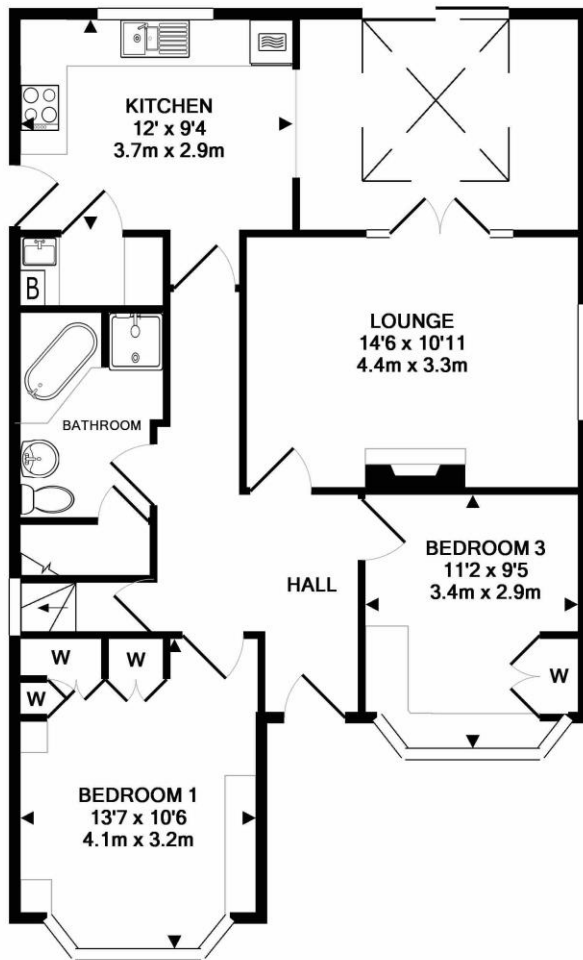
Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: C

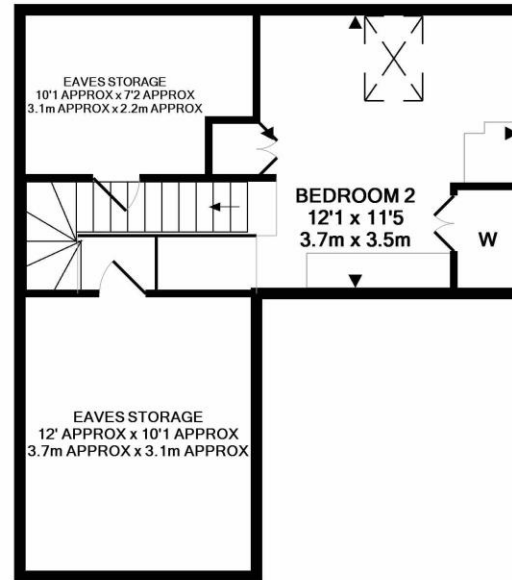
EPC RATING: E

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.

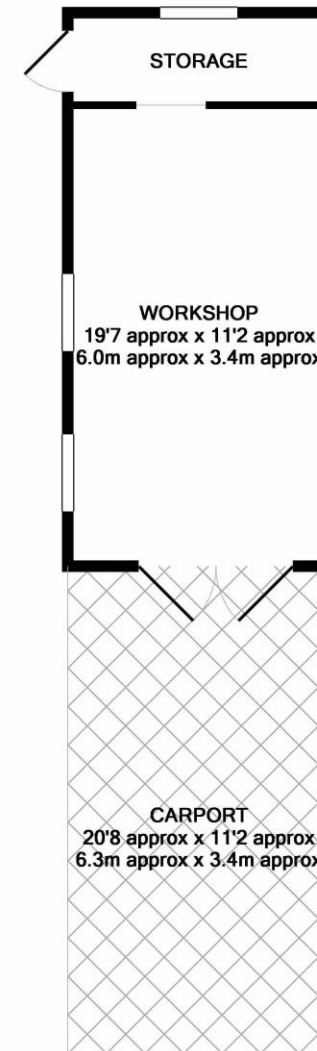




GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 263 SQ.FT.
(24.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1479 SQ.FT. (137.4 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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