



Stalbridge Drive, Ferndown  
Dorset, BH22 8HY



# FREEHOLD PRICE

## £430,000

***“A beautifully modernised and superbly located bungalow, with a 24ft conservatory and private garden”***

This immaculately presented and recently modernised two/three double bedroom detached bungalow has a 24ft conservatory, a 50ft private enclosed rear garden, detached single garage and generous off-road parking for several vehicles. Enjoying a sought after and convenient location approximately half a mile from Ferndown's town centre.

- **Entrance porch**
- **19ft Entrance hall**
- **17ft Lounge** with a double glazed window facing a southerly aspect flooding this reception room with lots of natural light and a living flame coal effect electric fire creating an attractive focal point
- Beautifully finished **modern kitchen/breakfast room** incorporating an excellent range of high gloss base and wall units, integrated Bosch double oven and Bosch induction hob with extractor canopy above, recess for a fridge/freezer, recess and plumbing for a washing machine and dishwasher, larder cupboard and a double glazed door and window leading out to the conservatory
- 24ft Fully double glazed **conservatory** with a wall-mounted gas-fired heater and double glazed French doors leading out to the private rear garden
- **Bedroom one** is a good sized double bedroom with a double glazed window facing a southerly aspect and a fitted wardrobe with mirrored sliding doors
- **Bedroom two** is also a double bedroom with a double glazed window to the side aspect and a fitted wardrobe with mirrored sliding doors
- **Bedroom three** is a large double bedroom, currently being used as a dining room with double glazed sliding patio doors out to the conservatory
- Refitted **bathroom/shower room** finished in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, separate shower cubicle and a wash hand basin with vanity storage beneath
- **Cloakroom** also refitted in a modern white suite incorporating a wc and fully tiled walls
- Approximately 50ft x 45ft **immaculately kept rear garden** offering an excellent degree of seclusion, incorporating a large paved patio area continuing the full width of the bungalow and down one side of the garden, with the remainder of the garden laid to immaculately kept lawn, bordered by a well-stocked flower bed. Also within the garden there is a potting/garden shed and a side gate opening onto the side driveway
- Recently resurfaced front and side driveway providing **generous off-road parking** for several vehicles, with the side driveway leading down to a detached single garage
- **Detached single garage** with a remote control up and over door, light and power
- Double glazing and a gas-fired central heating system

There are small selection of amenities on Glenmoor Road approximately 600 metres away, whilst Marks & Spencer's Simply food is approximately 450 metres away. Ferndown itself offers an excellent range of shops, cafes, restaurants, leisure and recreational facilities.

**COUNCIL TAX BAND: E**

**EPC RATING: D**

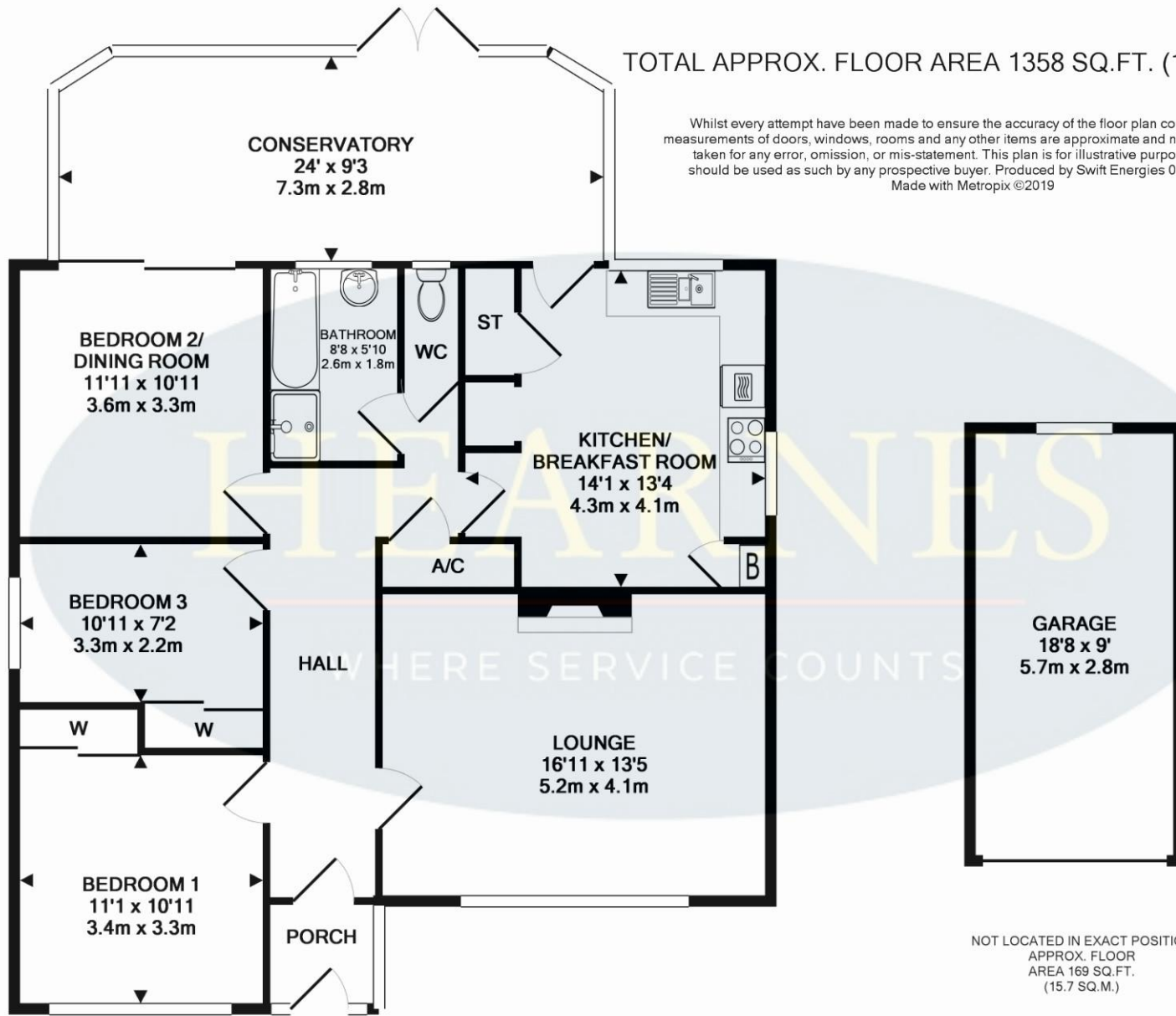
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1358 SQ.FT. (126.2 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 1190 SQ.FT.  
(110.5 SQ.M.)

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

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE



