



Dorset Avenue, Ferndown
Dorset BH22 8DZ

FREEHOLD PRICE

£525,000

“Spacious bungalow with two garages sitting on a private plot in excess of ¼ of an acre”

An immaculately presented and deceptively spacious three large double bedroom detached bungalow, occupying a generous southerly facing plot measuring in excess of ¼ of an acre, with a carriage driveway and two garages. Situated in a sought after and convenient location close to Ferndown’s town centre.

This impressive property is extremely spacious and well-proportioned, sitting proudly on a private and secluded plot which measures in excess of ¼ of an acre. The superb L-shaped lounge/dining room enjoys lots of natural light with views and direct access out to the 100ft South facing rear garden which is beautifully maintained. Two patio areas provide ideal outside entertaining space with mature trees and shrubs adorning the borders and the remainder laid to lawn.

- Spacious **entrance hall** with two useful storage cupboards
- Modern **kitchen** with handle less doors, Hotpoint four ring electric hob with extractor canopy above and a breakfast bar providing seating for two to three people
- **Three generous double bedrooms** with fitted wardrobes in the master bedroom
- Modern refitted **family bathroom**
- Spacious L-shaped **lounge/dining room** with the lounge area measuring approximately 24ft x 14ft
- Private and secluded **south facing rear garden** measuring approximately 110ft x 70ft, with a summer house which is included in the sale
- Carriage driveway providing **off-road parking** for several vehicles
- **Two separate single garages**, one adjoining the main property with an electric up and over door and a large potting shed to the rear. The second garage is accessed via wooden gates which lead to further off-road parking and in turn to the garage with a metal up and over door and an outdoor WC and wood storage area to the rear
- Further benefits include double glazing and gas-fired central heating

The property is located less than ½ a mile from amenities on Glenmoor Road. Ferndown’s town centre is located less than 1 mile away and offers an array of shops, cafes, restaurants, leisure and recreational facilities.

COUNCIL TAX BAND: F

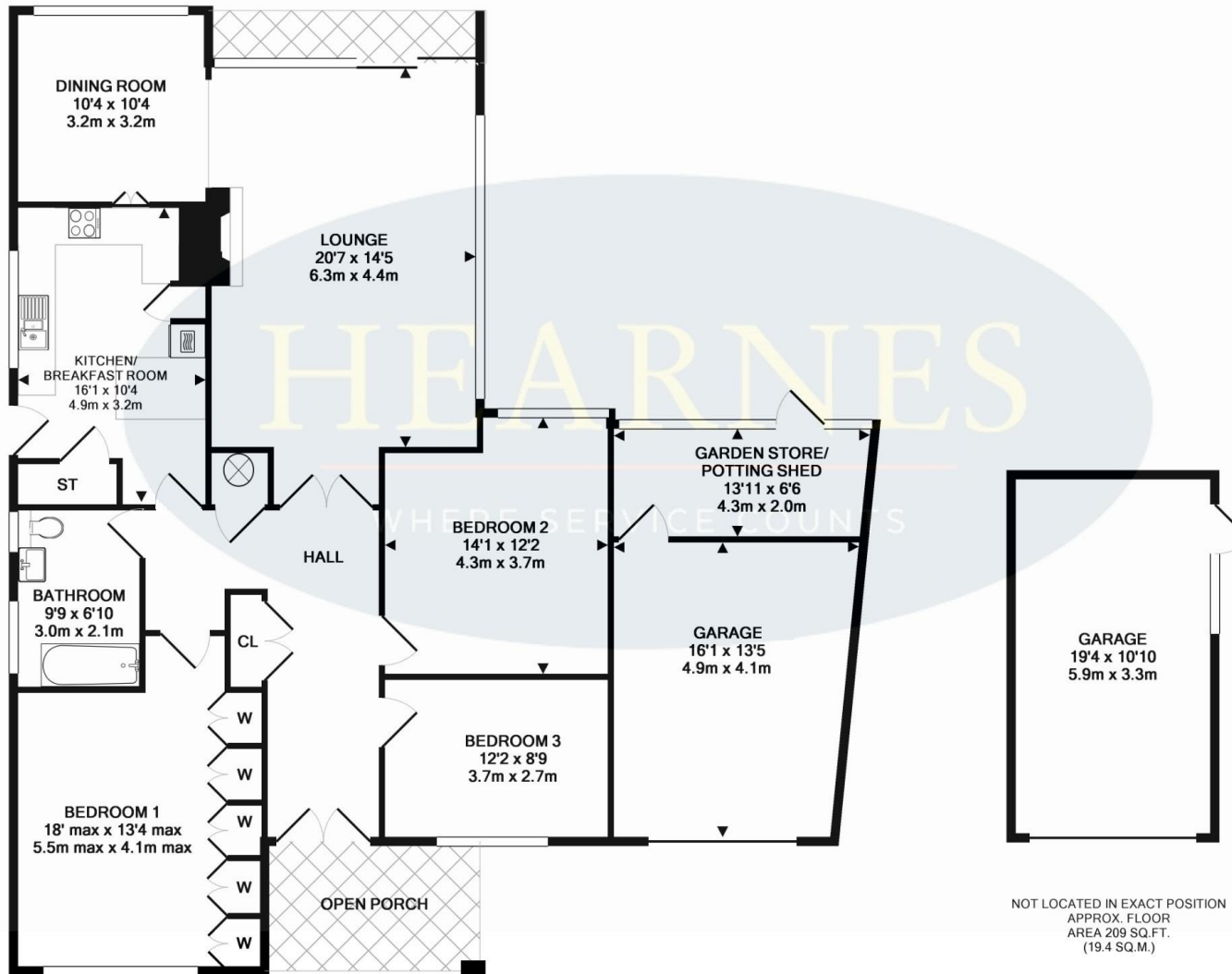
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by 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 1799 SQ.FT. (167.2 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
Made with Metropix ©2019



GROUND FLOOR
APPROX. FLOOR
AREA 1590 SQ.FT.
(147.7 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

