



Russett Close, Ferndown  
Dorset, BH22 9JL



# FREEHOLD PRICE

## £365,000

A well-presented and good sized three double bedroom detached bungalow with a private west facing rear garden, detached single garage and ample off-road parking. Tucked away in a quiet cul-de-sac enjoying a convenient location just 600 metres from Ferndown's town centre. Offered with no onward chain.

- **Kitchen** incorporating a range of units, a freestanding oven with a four ring gas hob and overhead extractor, space and plumbing for a washing machine, fridge and freezer and a double glazed door giving direct access out to the rear garden
- **Lounge/dining room** with double glazed patio doors leading out to the rear garden
- **Three double bedrooms**
- Modern fitted **family bathroom** with a double walk in shower cubicle, wash hand basin, fully tiled walls and flooring
- Separate **cloakroom**
- Delightful fully enclosed and **west facing rear garden**, enjoying well-stocked borders, a paved patio adjacent to the rear of the property with a path leading up to a summer house and the remainder of the garden is mainly laid to lawn
- Driveway providing **off-road parking** for several vehicles
- **Single garage** with a metal up and over door, light and power
- Further benefits include gas fired central heating, double glazing, cavity wall insulation and additional loft insulation
- Offered with **no onward chain**

Russett Close is located approximately 220 metres from the nearest bus stop. Ferndown's town centre offers an array of shops, cafes, restaurants, leisure and recreational facilities, approximately 600 metres away.

**COUNCIL TAX BAND: D**

**EPC RATING: D**

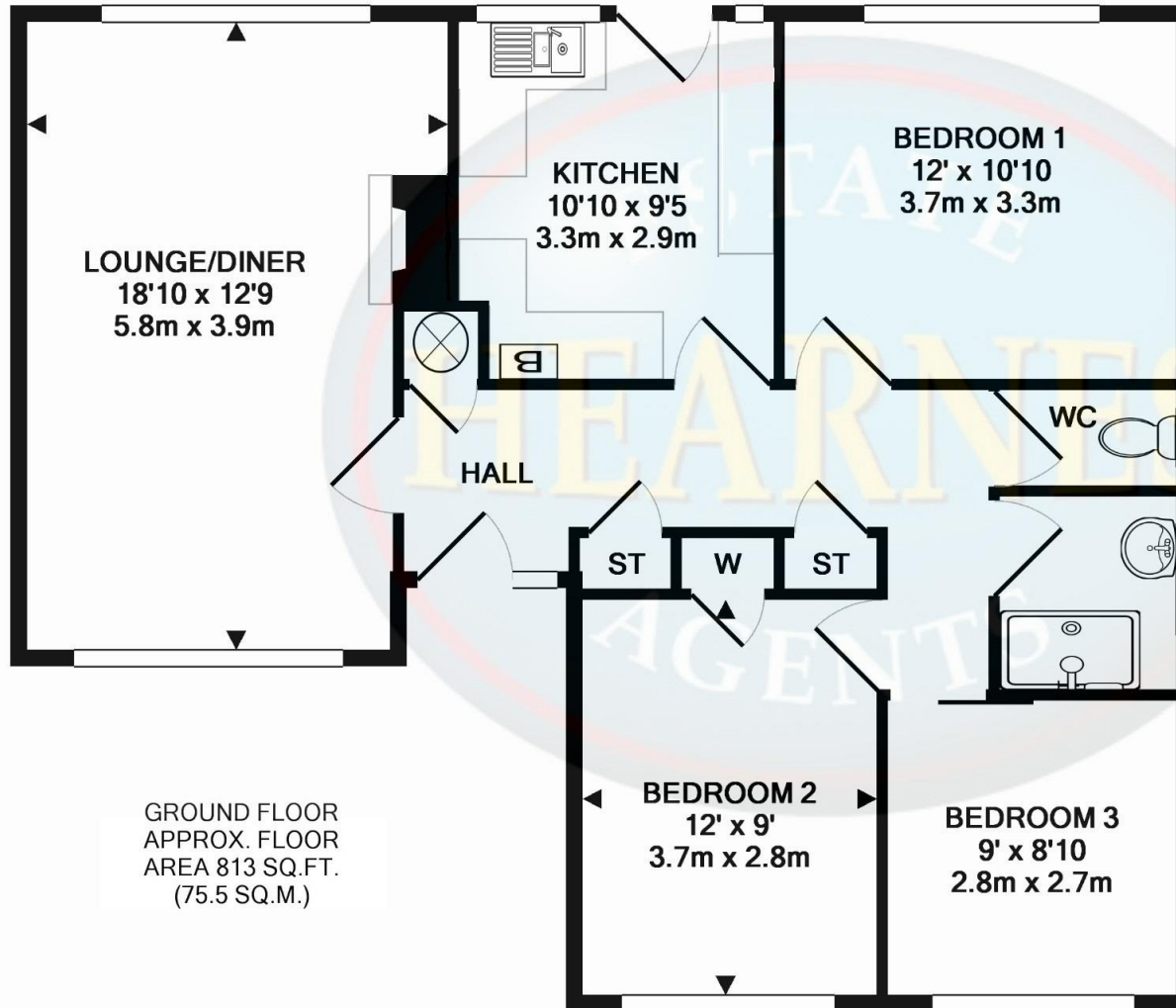
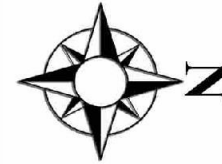
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

***“Quiet cul-de-sac location just 600 metres from Ferndown's town centre”***

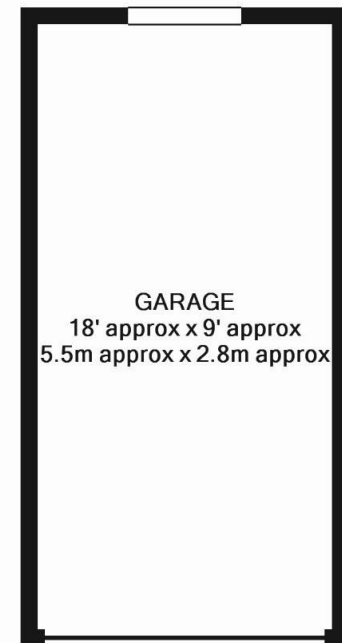


TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.6 SQ.M.)

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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GROUND FLOOR  
APPROX. FLOOR  
AREA 813 SQ.FT.  
(75.5 SQ.M.)



NOT LOCATED IN EXACT POSITION  
APPROX. FLOOR  
AREA 163 SQ.FT.  
(15.1 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE





Cul-de-sac location