



HEARNES

WHERE SERVICE COUNTS

Hilltop Road, Ferndown
Dorset BH22 9QT

FREEHOLD PRICE

£425,000

This modernised and deceptively spacious three double bedroom, one bathroom, one shower room detached bungalow has a stunning 12ft conservatory overlooking an 80ft private South facing rear garden, with driveway providing generous off-road parking for several vehicles and detached single garage.

This generous sized and modernised bungalow has been owned by the current owners for 19 years. The property is immaculately presented, and an early viewing is strongly recommended.

- **Three double bedroom detached bungalow**

- **20ft entrance hall** with cupboard housing a wall-mounted gas-fired Valiant boiler
- Good sized **lounge** with living flame coal effect gas fire and wooden surround. Sliding patio doors leading out onto the conservatory
- Stunning 12ft x 12ft fully double-glazed **conservatory** with French doors leading out onto the rear garden and patio
- Dual aspect modern **kitchen/breakfast room** incorporating work surfaces, base and wall units, recess for fridge/freezer, recess for cooker, extractor canopy above, recess and plumbing for washing machine, space for breakfast table and chairs, double-glazed door leading out onto the rear garden
- **Master bedroom** is a large double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors and a storage cupboard
- **Bedroom two** is also a large double bedroom with fitted storage cupboard
- **Bedroom three** is also a double bedroom with airing cupboard and fitted wardrobe
- **Main family bathroom** has been re-fitted in a stylish white suite to incorporate a panelled bath with mixer taps and shower hose, W/C, wall mounted wash-hand-basin with vanity storage beneath and fully tiled walls
- **Shower room** re-fitted in a contemporary style white suite to incorporate a separate shower cubicle, chrome raindrop showerhead and separate shower attachment, W/C, wall-mounted wash-hand-basin with vanity storage beneath and fully tiled walls
- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a Southerly aspect and measures approximately 80ft x 40ft. Within the rear garden there is a large Indian sandstone paved patio area, along with two areas of generous sized and immaculately kept lawn. A gravel path continues down to a large detached shed with light and power.
- **A front side driveway** provides generous off-road parking for several vehicles
- A side driveway leads up to a **car port** which in turn leads up to a detached garage
- **Detached garage** has double doors

- **Further benefits** include double glazing, replacement UPVC fascia's and soffits and a gas fired central heating system with replacement boiler

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately less than 1.5 miles away.

COUNCIL TAX BAND: C

EPC RATING: D

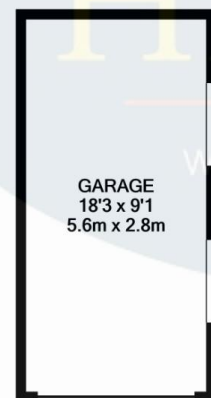
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“A well-proportioned and modernised bungalow with an 80ft South facing garden”

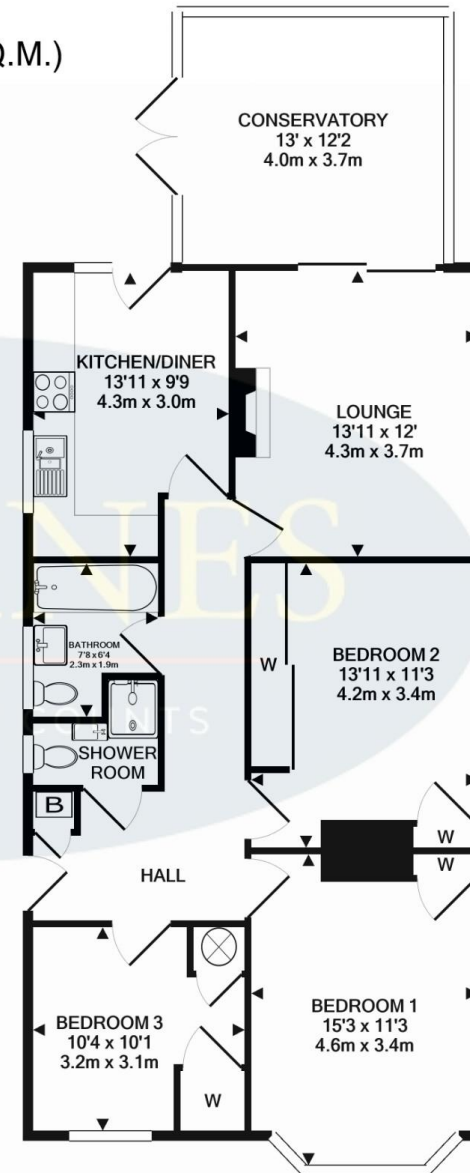


TOTAL APPROX. FLOOR AREA 1223 SQ.FT. (113.6 SQ.M.)

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 166 SQ.FT.
(15.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1057 SQ.FT.
(98.2 SQ.M.)

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

