



**Stalbridge Drive, Ferndown
Dorset BH22 8HY**

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FREEHOLD PRICE £329,950

A charming and well-maintained two double bedroom detached bungalow with a private, south facing rear garden, ample off-road parking and a detached single garage. Offered with immediate vacant possession and enjoying a quiet and convenient location close to Ferndown's town centre.

The well-proportioned accommodation includes a 20ft dual aspect lounge/dining room which has a large double glazed window overlooking the front garden with two feature, stained glass windows with side aspects. There is a wall mounted gas fire with wooden surround, serving hatch through to the kitchen/breakfast room and a window and door leading through into a sun room. The sun room enjoys views over the private rear garden and has a door leading through into the utility room. The kitchen/breakfast room has ample space for a breakfast table and chairs, with a floor standing Potterton gas fired boiler, recesses for all appliances and door leading through into the utility room which in turn leads out to the garden.

Bedroom one has a good range of fitted bedroom furniture to include two double wardrobes and a single wardrobe, dressing table and drawer storage, bedside cabinets and a double glazed window overlooking the front garden. Bedroom two is a double bedroom and has a double glazed window overlooking the rear garden. There is a wet room which has been recently refitted with a contemporary white suite incorporating a walk in shower area with low level wc, wash hand basin with vanity storage beneath and tiled walls.

The rear garden faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 45ft x 45ft. Adjacent to the rear of the property there is a paved patio area with a path leading to a side gate which opens onto a side driveway and a side door into the garage. Located behind the garage there is a useful timber storage shed. The remainder of the garden is mainly laid to lawn and is surrounded by well-stocked shrub borders and flower beds.

A side driveway provides generous off-road parking for four to five vehicles and in turn leads down to a car port and a detached single garage. There is an area of front lawn surrounded by well-stocked flower beds.

The garage has been converted to create a large workshop/storage area measuring 18ft 2in x 8ft 10in, which has a side door, window, light and power. The front section of the garage has been retained as a storage space with the metal up and over door remaining, this section measures 8ft 9in x 4ft 5in.

Further benefits include double glazing and a gas fired central heating system.

Ferndown's town centre is located approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. There is a small selection of amenities located on Glenmoor Road located approximately 500 meters away.

COUNCIL TAX BAND: E

EPC RATING: E

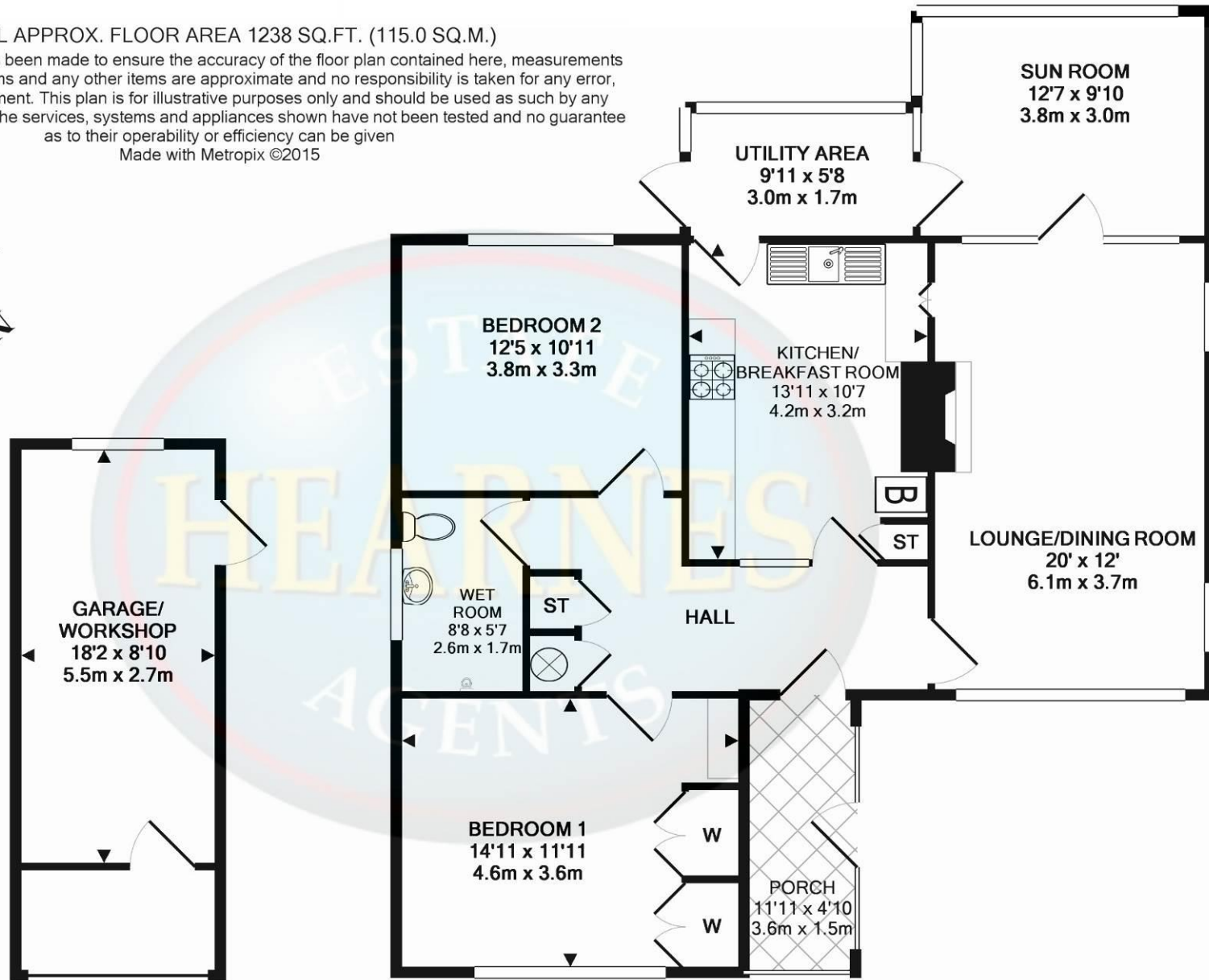
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1238 SQ.FT. (115.0 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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LOCATED IN REAR GARDEN
APPROX. FLOOR
AREA 201 SQ.FT.
(18.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1037 SQ.FT.
(96.3 SQ.M.)

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