



**Dorset Avenue, Ferndown
Dorset BH22 8HW**

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FREEHOLD PRICE £350,000

An extremely well-maintained and extended two double bedroom, two reception room detached bungalow, with a 55ft south facing and private rear garden and offered with immediate vacant possession.

On entering the property you are immediately greeted with a large reception hall where there is a coat cupboard and useful storage cupboards, with doors leading off to the light and spacious accommodation. There is a 21ft dual aspect lounge which has a double glazed window to the front aspect and a double glazed window with a rear aspect, a tiled fireplace and serving hatch through to the kitchen as well as a door leading through into the dining room. The dining room has a double glazed window overlooking the rear garden and a double glazed door into the garden with a further door leading through into the garage. The kitchen has a recess for all appliances, a floor standing boiler, double glazed window overlooking the rear garden and a double glazed door leading out onto a patio.

Bedroom one is a large double bedroom having a fitted double wardrobe and enjoying a view over the rear garden. Bedroom two is also a large double bedroom, again having a fitted double wardrobe and enjoys a view over the front garden. Both bedrooms are served by the main bathroom which incorporates a panelled bath with mixer taps and shower hose with fully tiled walls. There is a separate cloakroom.

The rear garden measures approximately 55ft x 50ft, faces a southerly aspect and offers an excellent degree of seclusion. There is a large lawned area which is surrounded by well-stocked shrub borders and flower beds, with a useful timber storage shed and the garden is fully enclosed by fencing.

A front driveway provides off-road parking for three to four vehicles and in turn leads up to a single garage.

There is a good sized area of lawn surrounded by well-stocked flower beds.

Further benefits include double glazing as well as UPVC fascias and soffits and a gas fired central heating system. The property is also offered with immediate vacant possession.

There is a small selection of amenities of Glenmoor Road located approximately 300 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located less than 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: D

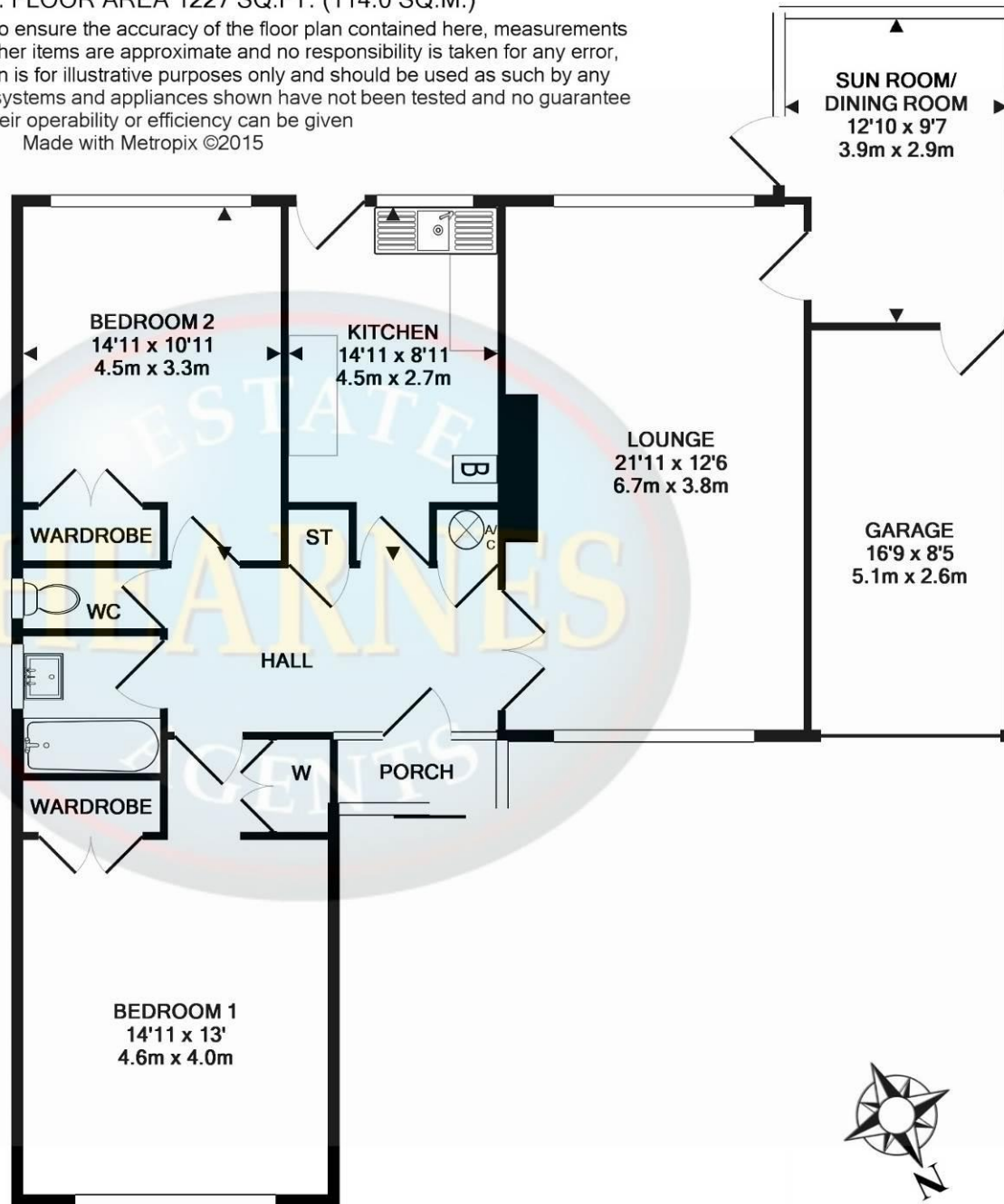
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1227 SQ.FT. (114.0 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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