



EDWARDS
ESTATE AGENTS

Ringwood Road
FERNDOWN, BH22 9AS

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Offers in Excess of £360,000

- Superbly modernised chalet bungalow
- Stunning new kitchen/breakfast room
- Beautiful refitted family bathroom
- Two ground floor double bedrooms
- Additional loft room/bedroom
- Secluded south facing rear garden
- Extended detached garage

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A beautifully presented and superbly modernised detached chalet bungalow which has been skillfully extended to provide versatile accommodation. The bungalow enjoys a convenient non estate location a stone's throw from the new M & S Simply Food store and approx 500 level metres from Ferndown town centre. The bungalow also benefits from a spacious brick paviour driveway leading to a recently extended oversized detached single garage, there is also a delightful private rear garden enjoying a southerly aspect.

Certainly providing the 'wow factor' is the recently fitted kitchen/breakfast room fitted by First Class Kitchens of Ferndown with a stylish contemporary range of white gloss units with contrasting dark wood effect work surface and return. The kitchen is complemented by the oversized porcelain ceramic tiled floor. Appliance space for a Range style cooker with cooker hood over, breakfast bar peninsular, space for upright fridge/freezer and integrated Neff dishwasher. A cupboard conceals a recently installed Worcester Bosch boiler. Window and French doors lead out to the rear garden. The separate utility room has space for a washing machine and tumble dryer, window to side aspect, tiled floor.

The lounge/dining room is partly divided by a large archway, window to side aspect, French doors leading out to the garden and patio. The focal point to this room is the attractive fireplace with inset coal effect gas fire.

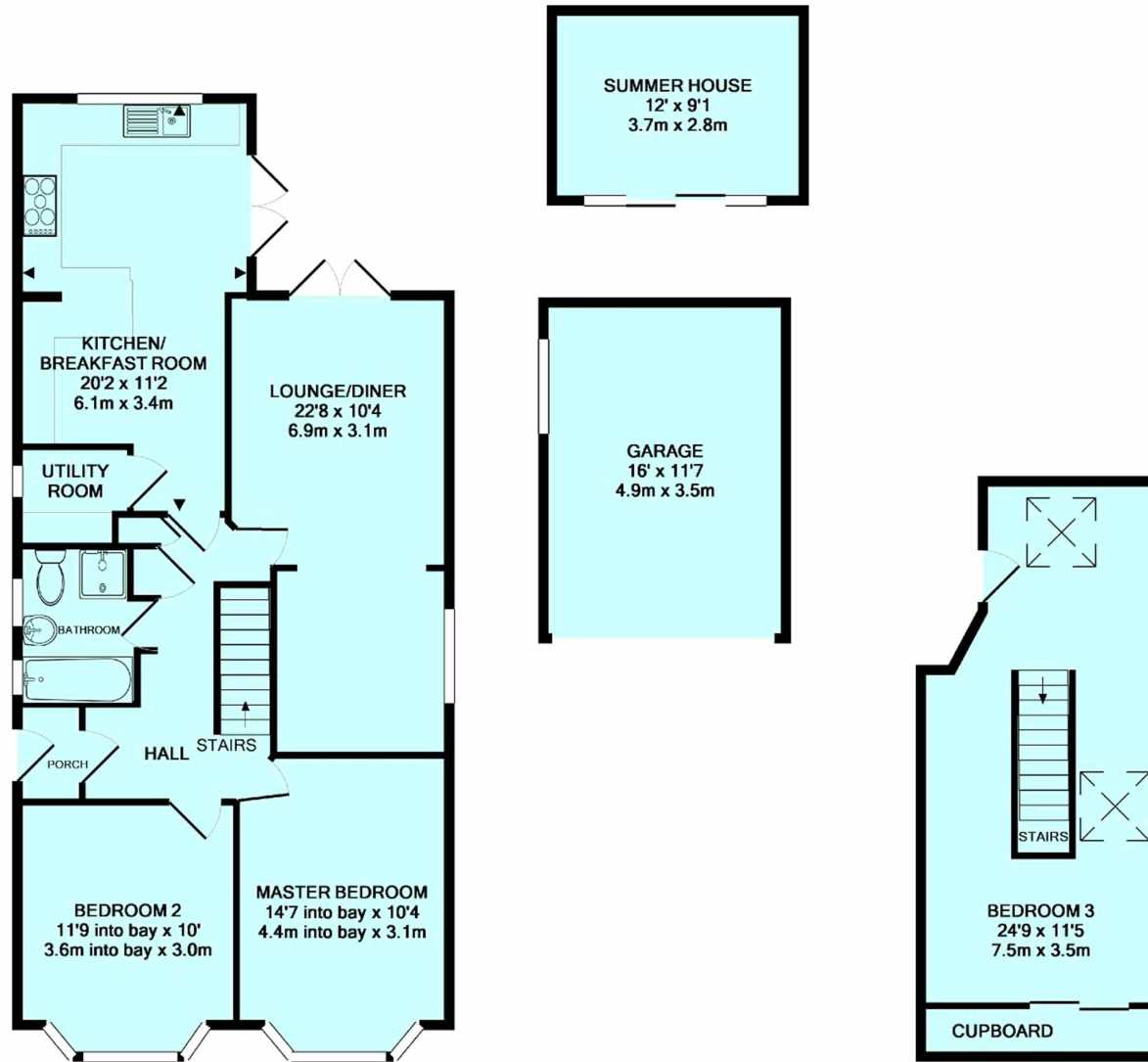
There are two ground floor double bedrooms both with double glazed bay windows to front aspect, these bedrooms are serviced by the recently modernised contemporary bathroom which has a white suite comprising of a bath, separate shower cubicle, wash basin and low flush wc, slate effect wall tiles and marble effect tiled floor.

A staircase leads up from the entrance hall to the loft room/bedroom which has two Velux windows to the side and rear aspect, there is ample space for a double bed. This room makes an ideal guest bedroom/hobbies room/office.

Outside the property is approached via a gravel and brick paviour driveway providing ample off road parking for numerous vehicles and there is established well maintained laurel hedging to the boundaries. The driveway continues along the right hand side of the bungalow with timber gates providing security and privacy leading to the oversized detached garage which was extended with a new pitched roof in 2015 (15'6" deep x 11'4" wide) with a remote controlled timber up and over door, power and light. The rear garden is a particular feature of the property enjoying a southerly

aspect and a high degree of seclusion with a brick paviour patio area leading to a well maintained lawn with flower and shrub beds and hedging to the boundaries providing screening and privacy. To the far end of the garden you can find a substantial summerhouse and a timber shed.
ENERGY PERFORMANCE RATING - D





GROUND FLOOR
APPROX. FLOOR
AREA 1132 SQ.FT.
(105.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1420 SQ.FT. (132.0 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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