

Greensome Drive, Ferndown, BH22 8BE



HEARNES

WHERE SERVICE COUNTS



“A beautifully modernised bungalow with a 60ft private south facing garden”

FREEHOLD PRICE £475,000

This recently modernised and well proportioned two double bedroomed, two reception room, one bathroom, one shower room detached bungalow has a double glazed conservatory, 60ft private south facing rear garden, single garage and generous off road parking.

The current owners have been in residence for circa 3 years, over which time the property has been superbly modernised and is presented immaculately. Greensome Drive is a peaceful and sought after location, located conveniently for all the local amenities.

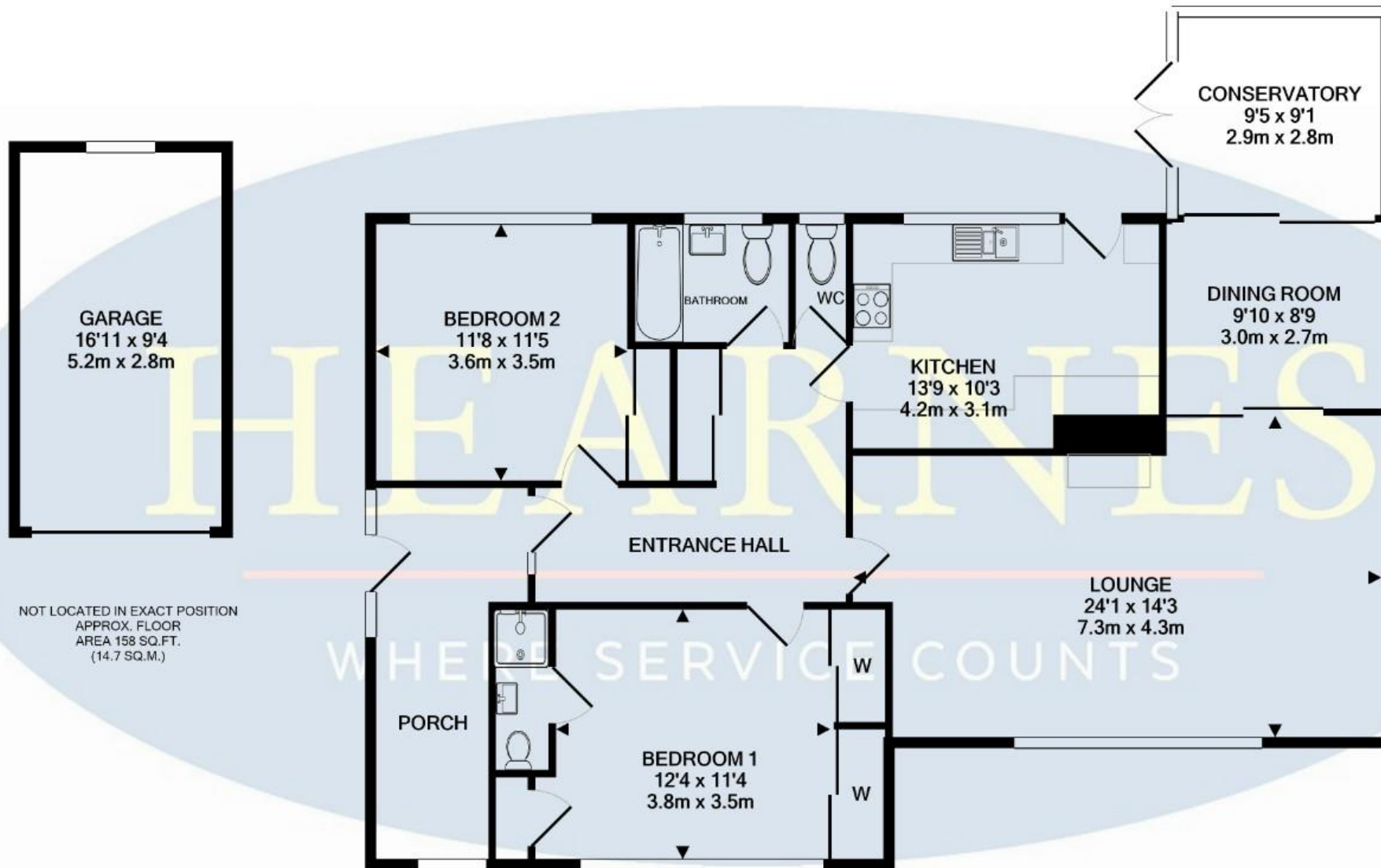
- **Two double bedroomed detached bungalow**
- **Entrance porch**
- Spacious **entrance hall** with double coat cupboard and cupboard above. Loft hatch with pull down ladder
- 24' Impressive **lounge** with large double glazed picture window offering a pleasant outlook over the front garden, exposed stone feature fireplace
- **Dining room** with an opening into the kitchen and double glazed sliding patio doors leading out to the conservatory
- **Conservatory** is fully double glazed, radiator allowing for this room to be used all year round, tiled floor and double glazed French doors leading out to the rear garden
- The **kitchen** has been newly installed and incorporates ample roll top work surfaces, good range of base and wall units, inset sink with water filtered tap, integrated AEG induction hob and extractor canopy above, AEG twinned fan ovens, AEG dishwasher, integrated fridge/freezer and washing machine. Cupboard houses the wall mounted gas fired boiler, double glazed door leading out to the rear garden and double glazed window offering a pleasant outlook
- **Bedroom one** is a good sized double bedroom with an excellent range of fitted wardrobes
- **En-suite shower room** fitted in a stylish white suite to incorporate a separate shower cubicle, WC, wall mounted wash hand basin with vanity storage beneath
- **Bedroom two** is also a double bedroom with fitted wardrobes
- **Family bathroom** has been re-fitted in a contemporary style white suite to incorporate a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC with concealed cistern
- **Separate cloakroom** re-fitted in a stylish white suite to incorporate WC with concealed cistern, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: E

EPC RATING: D







NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 158 SQ.FT.
(14.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1383 SQ.FT. (128.4 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 1225 SQ.FT.
(113.8 SQ.M.)





Outside

- 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 60ft x 50ft. Adjoining the rear of the property there is a large paved patio area. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. Within the garden there is a summerhouse/home office, useful timber storage shed and a greenhouse. There is also a small area of enclosed cottage garden with a vegetable plot and a side gate opening onto the side driveway
- A blocked paved front **driveway** provides off road parking for approximately 3 to 4 vehicles and in turn leads up to a detached single garage
- The **front garden** has been landscaped for ease of maintenance
- Detached **single garage** with metal up and over door, window, light and power
- **Further benefits** include double glazing, UPVC fascias and soffits, gas fired central heating system and Vodafone fibre broadband

Ferndown town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship Golf Course on Golf Links Road, the clubhouse is approximately 1 mile away.



390 Ringwood Road, Ferndown, Dorset, BH22 9AU
Tel: 01202 890890 Email: ferndown@hearnes.com



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