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APPLE TREE GROVE

DORSET, BH22 9LA

FINE & COUNTRY  
Homes from Edwards







# GUIDE PRICE £700,000

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Double glazed front entrance door and matching side panel, welcomes you into the spacious entrance hall which has a ceramic tiled floor, attractive internal quality timber doors provide access to all rooms. The living room is a lovely light and bright living space enjoying a dual aspect with windows overlooking the garden. The focal point to this room is the attractive original tiled fireplace (currently not working as the chimney has been taken down in the roof space.)

Connecting glazed doors from both the living room and the entrance hall provide access in to the stunning kitchen/diner which features a full height vaulted ceiling with two Velux double glazed windows plus a feature full height window and French doors and further window ensuring that this delightful living space is flooded in natural light. The flooring is finished with a continuation of the ceramic tiles from the entrance hall and there is a stylish range of matching floor and wall units with complementing work surfaces and tiled splashback, appliance space for a cooker with fitted cooker hood over, appliance space for a dishwasher, space for a American Style fridge freezer, a large wall upright radiator, cupboard conceals the Valiant gas fired central heating boiler. A glazed door from the kitchen diner to a side entrance porch, again with the ceramic tiled floor, window to side garden and double-glazed rear entrance door.

Bedroom one, is an impressively spacious large double bedroom window overlooking the garden, wall upright radiator and this bedroom enjoys the benefit of a luxurious ensuite shower room which has a tiled floor, full tiled shower cubicle, a modern white suite with a walk-in shower, vanity unit wash hand basin, low flush wc, radiator towel rail, glazed window.

Bedroom two is also a large double bedroom with the benefit of a range of wardrobes and drawers across one wall. Window overlooks the garden, wall mounted upright feature radiator.

The bungalow is served by a stylish modern family bathroom with a continuation of the tiled floor, modern white suite comprising of a bath, full height tiling to the walls around the shower and bath, directly above the bath is a feature Velux double glazed window, vanity unit wash hand basin, low flush wc, towel rail radiator.

Outside the property is approached from Apple Tree Grove at the end of a small cul de sac enjoying a tucked away private location with double wrought iron entrance gates and driveway parking for a car, leading up to what was the garage which has now been professionally converted and extended to



provide a separate self-contained annexe for an elderly dependant relative.

Comprising of an open plan kitchen/living room area, small double bedroom with fitted double wardrobe and an ensuite shower room. The annexe is presented in excellent modern condition and benefits from double glazing and gas fired radiator heating. With its own glow worm central heating boiler.

The rear garden is of a generous size and enjoys a southerly aspect and is well established with mainly lawn, shrubs, small trees and flower beds to the borders providing a high degree of privacy. There is also a timber garden shed which is currently used as a utility/laundry room where the washing machine and tumble dryer can be found, with power and light.

To the side of the bungalow there is an area of side garden which is arrange as a large, paved patio area and this area certainly is a sun trap and enjoys complete seclusion. The front garden is also of a generous size and fronts on to Ringwood Road but with mature and established hedging to the boundaries, the road is virtually secluded from sight. This area of garden again enjoys a high degree of privacy and is well established with lawn area, mature apple tree and shrub and flower beds. The gardens are a particular delight for this bungalow providing a lovely cottage style garden.

Energy Performance Rating: TBC

Council Tax Rating: D





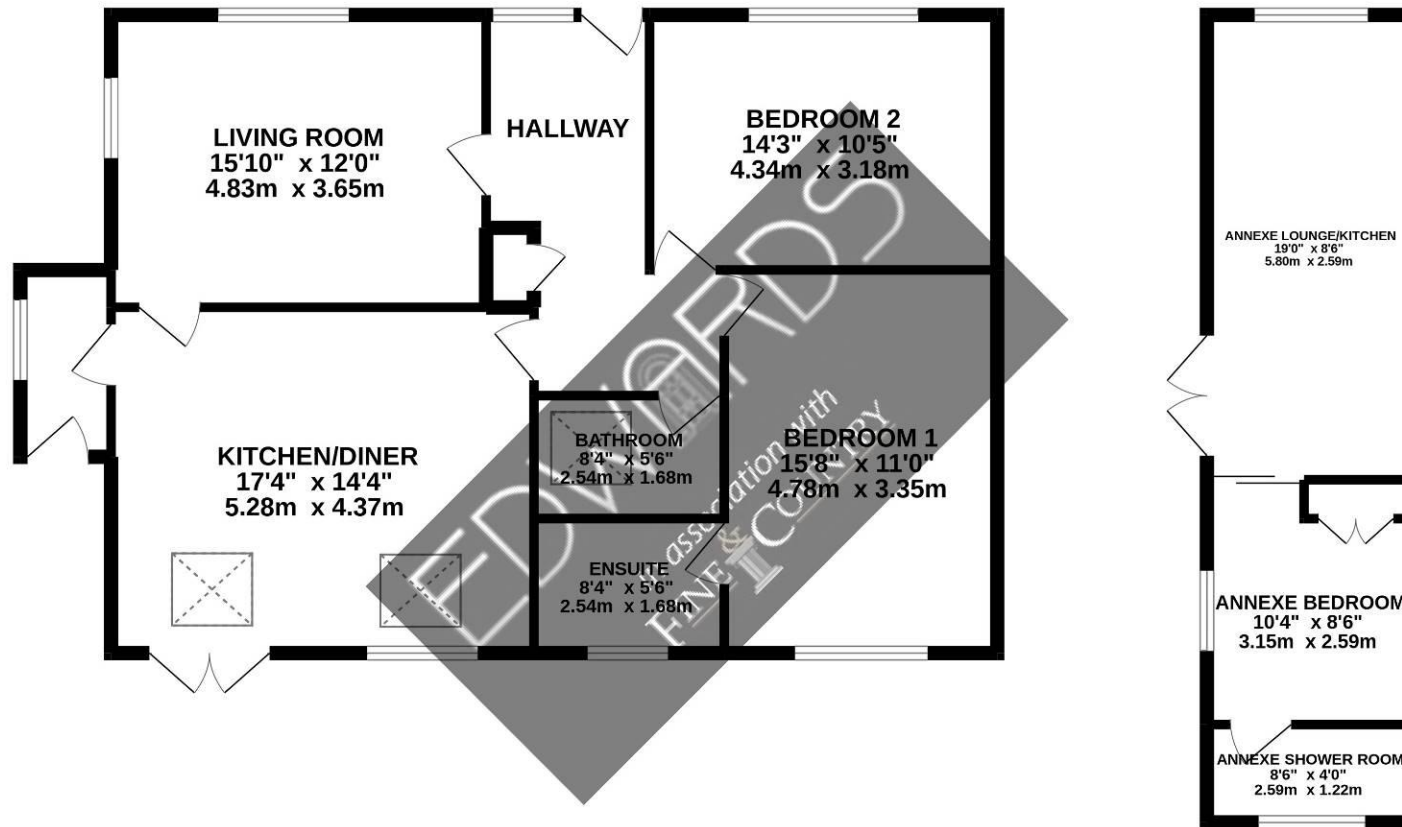








**GROUND FLOOR**  
1251 sq.ft. (116.2 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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