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WHINCROFT CLOSE

FERNDOWN, BH22 9LW

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £700,000

You are welcomed into the bungalow via a feature arched entrance storm porch and a modern double glazed composite front door, spacious entrance hall which has a double doored cloaks storage cupboard and double doored linen storage cupboard. Regularly maintained alarm system.

The living room is a lovely light and bright living space with a double-glazed French door and windows leading out to the south facing garden. The focal point to this room is the central fireplace which has a fitted wood burner.

The kitchen has a ceramic tiled floor and an attractive range of quality wood fronted floor and wall units with a complementing work surface and tiling to splashback areas, there is space for a range style cooker and a stainless-steel cooker hood over. Integrated dishwasher, appliance space for a washing machine and appliance space for a fridge freezer. A connecting door from the kitchen into a dining room which enjoys a dual aspect with windows to the front and rear and a double-glazed rear door leads to a double-glazed rear entrance porch which has a tiled floor, windows and door to the garden. Off the dining room you can find a small study which has a connecting internal door to the garage.

The bungalow has the benefit of three double bedrooms withy an impressively spacious main bedroom which has a fitted recessed wardrobe with double doors, a further set of matching double doors conceals the fully tiled en suite shower room.

Bedroom two/guest bedroom is also a nice size double bedroom, and this bedroom also enjoys the benefit of an ensuite cloakroom. Bedroom three is a smaller double bedroom and is currently utilised as a separate dining room and has a window and French door to the garden.

The bungalow is served by the recently refurbished family bathroom where the bath has been removed and replaced with a large walk-in shower, there is a vanity unit wash hand basin and low flush wc, fully tiled walls and floors, an upright chrome ladder towel rail radiator and a wall cabinet.

Outside the front driveway has recently been resurfaced in tarmac to provide extensive off-road parking for numerous vehicles.



The front boundary is defined with an attractive low brick wall topped with wrought iron railings. Matching Pillared entrance, the driveway then leads to the attached single garage which has an up and over door, pitched roof, power and light and internal door to the study.

Double timber gates to the right hand side of the garage then open up to the further driveway parking space, ideal for trailer, car, caravan, boat etc. You can also find a quality shed at the end of the driveway.

The rear garden immediately behind the bungalow is mainly laid to gravel for minimal maintenance, there is a large paved patio area running adjacent to the majority of the bungalow, this area of garden is south facing and then flows open plan to the main area of garden which is to the left hand side of the bungalow which enjoys total seclusion and a delightful backdrop on to protected woodland. This area of garden is particularly generous and is laid mainly to lawn but there is also a large area of vegetable and fruit production and various fruit trees, including peach, apple, pear, cherry and plum. There are two additional garden sheds and a greenhouse. The large garden is a particular feature of the property and enjoys the sunshine all day.

The bungalow enjoys a delightful location tucked away at this small quiet cul de sac. This property is conveniently located close to Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of Dorset's premier golf clubs is less than half a mile away. Ferndown town centre offers a variety of shops including large supermarkets, theatre/social centre, sports centre and other recreational facilities.

EPC Rating: D



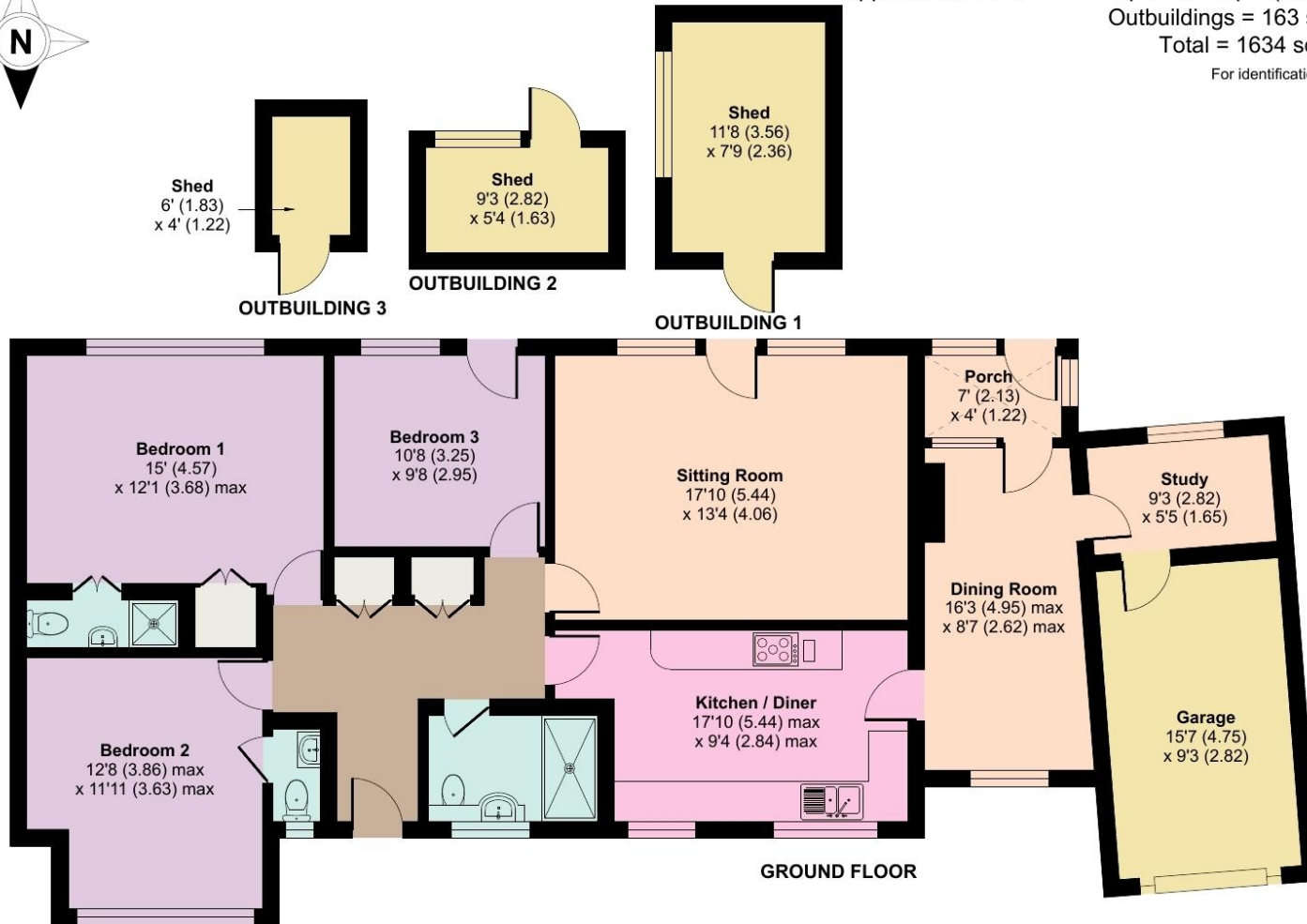
Whincroft Close, Ferndown

Approximate Area = 1471 sq ft / 137 sq m (includes garage)

Outbuildings = 163 sq ft / 15 sq m

Total = 1634 sq ft / 152 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Edwards Estates Ltd. REF: 853860



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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