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3 MELBURY CLOSE

FERNDOWN, DORSET, BH22 8HR

FINE & COUNTRY
Homes from Edwards



OFFERS IN EXCESS OF £480,000

A delightful two double bedroom detached bungalow enjoying a quiet cul de sac location very close to Ferndown town centre. The bungalow has been recently remodelled and modernised and benefits from a lovely sunny private rear garden.

Certainly, the hub and heart of this bungalow is the stunning contemporary open plan kitchen dining living room located at the rear of the bungalow.

The kitchen is fully fitted with a stylish range of units featuring a large island with a breakfast bar. A door leads out to the driveway and picture windows overlook the rear garden.

A French door leads from the living room into the quality double glazed conservatory which is finished with a ceramic tiled floor and provides the ideal place to sit and relax overlooking your beautiful secluded rear garden.

The bungalow benefits from two large double bedrooms both with quality fitted wardrobes and picture windows to the front aspect.

The bungalow is served by a spacious modern shower room.

Outside there is a small area of front lawn with a paved pathway leading to the entrance storm porch and front door.

A driveway with gates leads down the right-hand side of the bungalow and provides off-road parking for several vehicles leading up to a detached single garage.

The rear garden is a particular feature of the bungalow, beautifully landscaped, stocked and established enjoying a high degree of privacy and a sunny westerly aspect. Attractive Indian sandstone paved patio.



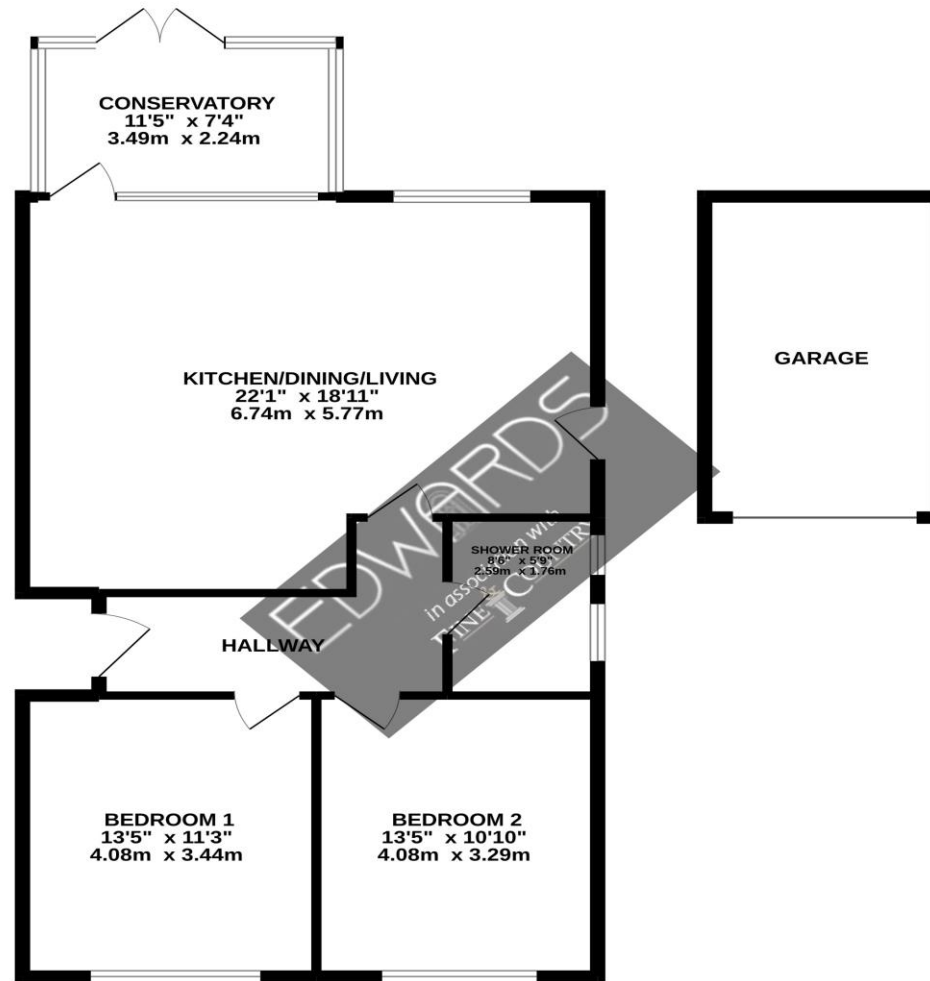
This property is conveniently located in a small quiet cul de sac a stone's throw from Ferndown centre with easy access to Wimborne and Ringwood as well as Bournemouth town centre and surrounding coastal towns. Bournemouth international airport is less than four miles away. For the keen golfer, one of 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.

Energy Performance Rating: D

Council Tax Band: D



GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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