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**GLENMOOR ROAD**  
FERNDOWN, BH22 8JJ



# GUIDE PRICE £550,000

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- DETACHED BUNGALOW
- 4 BEDROOMS
- 60ft PRIVATE REAR GARDEN (APPROX.),
- BEAUTIFULLY PRESENTED THROUGHOUT
- SIZEABLE OPEN PLAN LIVING ROOM
- 2 ENSUITES
- STYLISH BATHROOM
- GARAGE & OFF ROAD PARKING
- LARGE PATIO AREA
- CONVENIENTLY LOCATED

Once through the front door of this beautifully presented home, you are greeted into a lovely wide entrance hall, with access to all rooms. Ahead of you, is the large open plan kitchen and family living room, perfect for entertaining, with access to the generous and private rear garden. The kitchen is fully fitted with integral appliances.

All four bedrooms in this versatile and well-proportioned home are doubles, two of which benefit from ensuite shower rooms. Bedrooms one and three include fitted wardrobes.

The stylish family bathroom is beautifully fitted with a sky light.

The property is perfectly positioned on a generous plot, with a large rear garden, which is fully enclosed, providing a good degree of seclusion, and features a large, paved patio area, perfect for al fresco dining. The garden is predominantly laid to lawn, adorned with



well-stocked shrub borders and flower beds, and includes useful timber storage shed for added convenience.

To the front of the property there is a large driveway, with parking for at least three cars and a detached garage with an up and over door.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: No but refer to gov.uk, check long term flood risk

Conservation area: No

Listed building: No

Tree Preservation Order: No

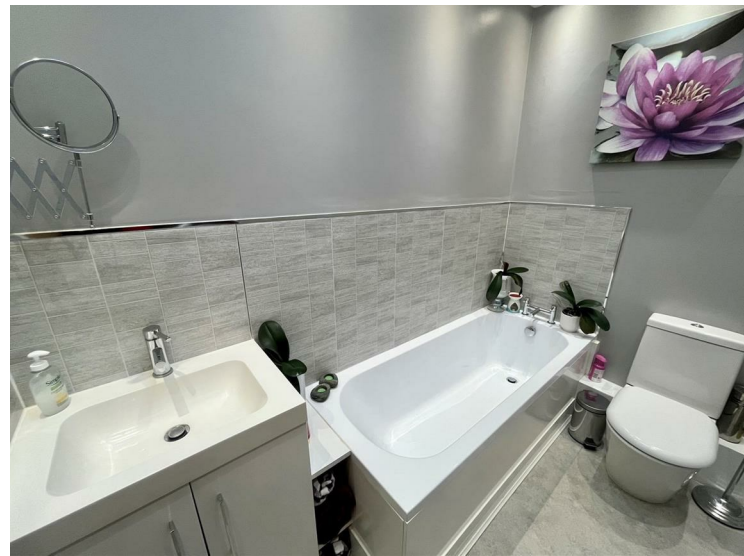
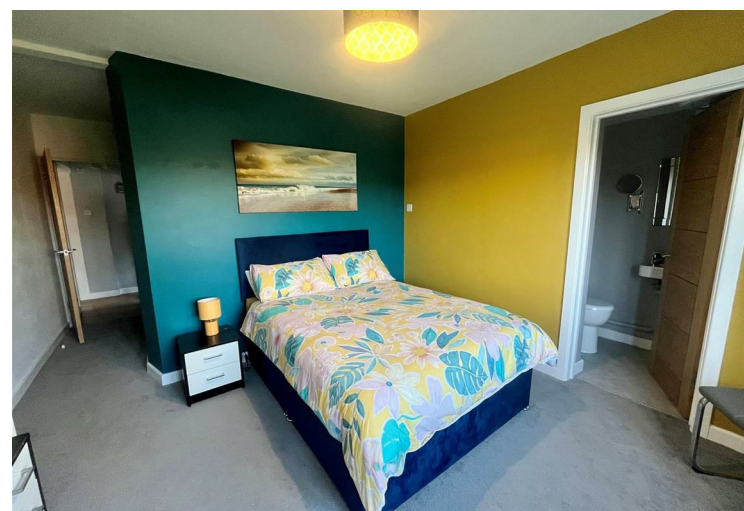
Parking: Garage & private driveway

Utilities: Mains water, mains electricity, mains gas

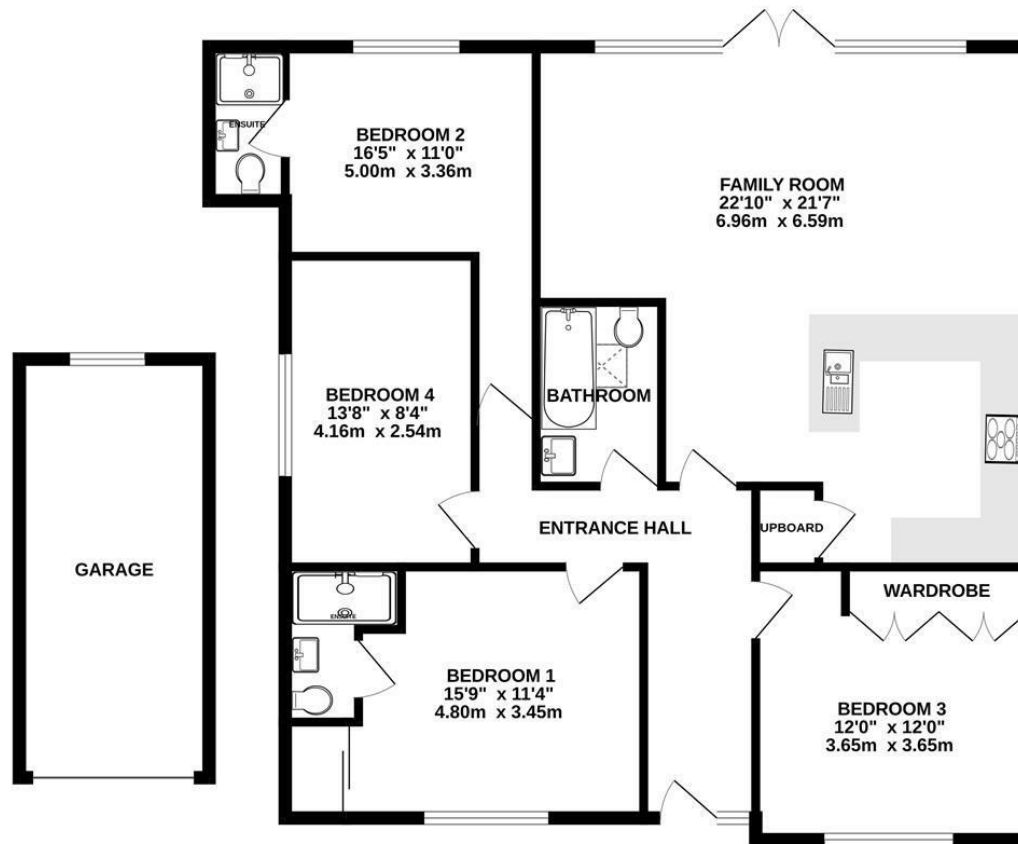
Drainage: Mains

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1292 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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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