

*local expertise with powerful national marketing*

EDWARDS  
ESTATE AGENTS

EASTWOOD AVENUE  
FERNDOWN, BH22 9LQ







# OFFERS OVER £650,000

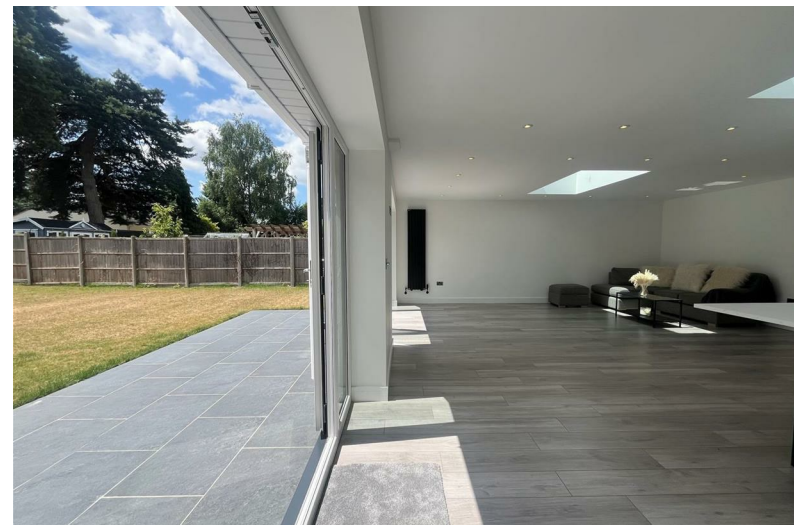
---

- NO FORWARD CHAIN
- SAT ON A GENEROUS PLOT APPROXIMATELY 0.23 OF AN ACRE
- DETACHED 3 DOUBLE BEDROOM BUNGALOW
- RECENTLY EXTENDED & REFURBISHED TO A HIGH STANDARD
- STYLISHLY PRESENTED THROUGHOUT
- SUPERB KITCHEN/DINING/FAMILY ROOM & SEPARATE UTILITY
- MASTER SUITE INCLUDING ENSUITE SHOWER AND DRESSING ROOM
- FAMILY BATHROOM WITH BATH & SHOWER CUBICLE
- GARAGE & AMPLE OFF ROAD PARKING
- SOUTHERLY FACING PRIVATE REAR GARDEN

Set on a generous plot approximately 0.23 of an acre in a quiet location yet within easy access of Ferndown town centre, this three double bedroom detached bungalow has been generously enlarged and extensively refurbished and is now offered to the market with no forward chain.

The heart of this stunning home is undoubtedly the large kitchen/family room which spans the rear of the property with two pairs of French doors opening to a generous patio and onward to the southerly facing private rear garden. The contemporary style kitchen has a range of integrated appliances including double oven, dishwasher, fridge and freezer as well as generous storage with slimline worktops and an island unit. Two rooflights ensure that this family room is flooded with natural light – an ideal space for entertaining too! A separate utility room houses the new gas boiler and there is space and plumbing for a washing machine.

Bedroom one has the benefit of an adjoining stylishly appointed ensuite shower room and a separate dressing room, whilst bedrooms two and three are served by an equally stylish



bathroom with bath, separate shower, vanity wash hand basin and WC.

Outside the generous frontage is gravelled, providing parking for numerous vehicles as well as access to a detached garage. The southerly facing, fully enclosed rear garden enjoys seclusion and privacy and is laid primarily to lawn with a large patio abutting the rear elevation.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: D

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: No

Tree Preservation Order: No

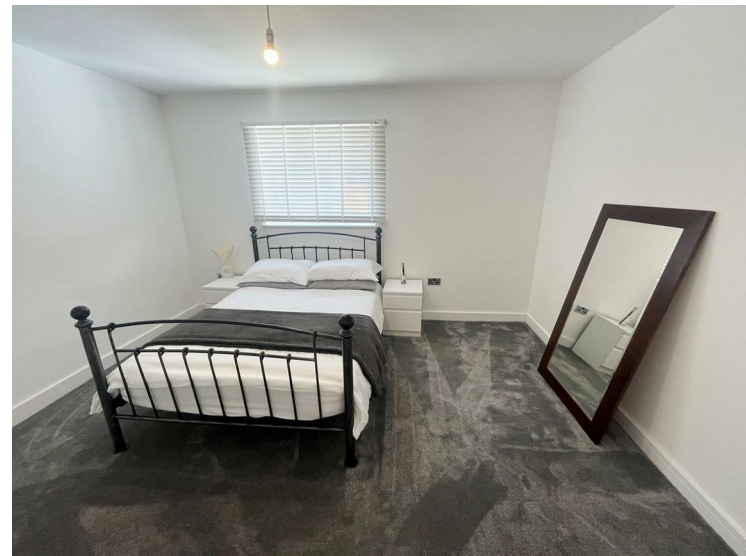
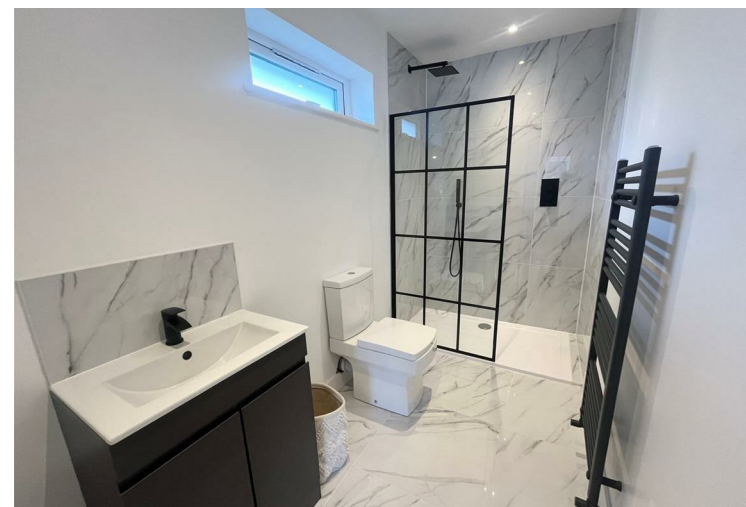
Parking: Private driveway and garage

Utilities: Mains electricity, mains gas, mains water

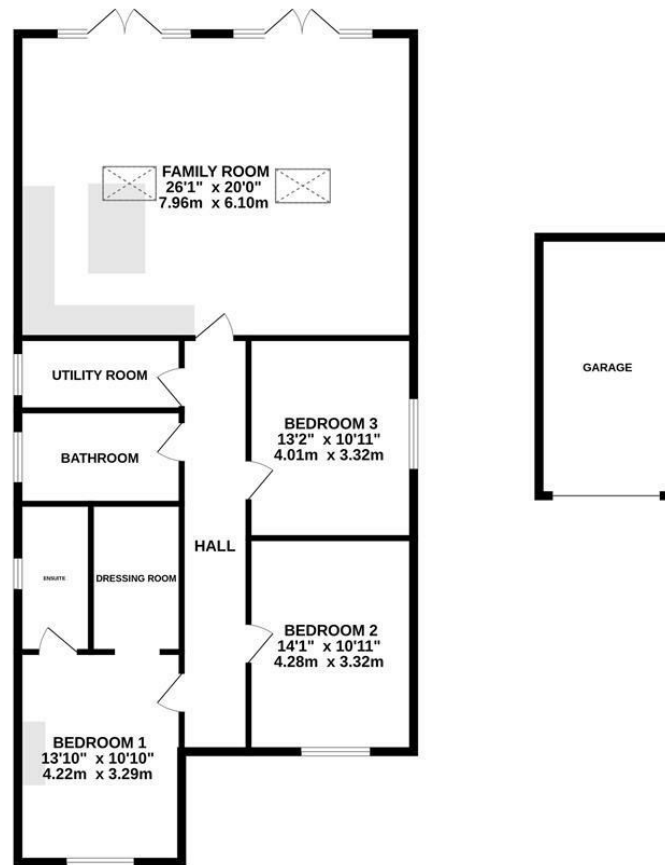
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1467 sq.ft. (136.2 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.2 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.  
Made with Metropix v2005

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.



*Local expertise with powerful national marketing*

EDWARDS  
E S T A T E   A G E N T S

**Ferndown Office**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595