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**SOUTHWOOD CLOSE**  
FERNDOWN, BH22 9HW







# GUIDE PRICE £585,000

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- WELL PROPORTIONED DETACHED BUNGALOW ON GENEROUS PLOT
- THREE BEDROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- GENEROUS LOUNGE WITH ADJOINING CONSERVATORY
- UTILITY ROOM
- FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- GARAGE
- GENEROUS LOW MAINTENANCE FRONTAGE WITH AMPLE PARKING
- PRIVATE REAR GARDEN
- NO FORWARD CHAIN

This detached three bedroom bungalow offers well proportioned and neatly presented accommodation including a large kitchen breakfast room with tiled floor, fitted with a generous range of base and wall units as well as a built in oven, hob and extractor and integrated fridge/freezer. An adjoining utility has space for a washing machine and additional storage units.

The large sitting room has a feature fireplace and sliding glazed doors opening to an adjoining conservatory which overlooks the private rear garden. A separate dining room can easily accommodate a family dining suite.

Each of the three bedrooms have plentiful built-in storage and these are served by a family bathroom fitted with both bath and separate shower. The master bedroom benefits from an adjoining ensuite shower room.

Outside, the generous paved frontage offers ample parking for numerous vehicles and mature





trees and specimen shrubs provide a pleasant outlook. The rear garden enjoys a good degree of privacy with extensive paving surrounding the property and a lawned area with high hedging to all boundaries. There is also a summer house and garden shed and plenty of space to park a motor home/caravan alongside the property behind double gated secure access.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Accessibility / Adaptations:

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: Yes

Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

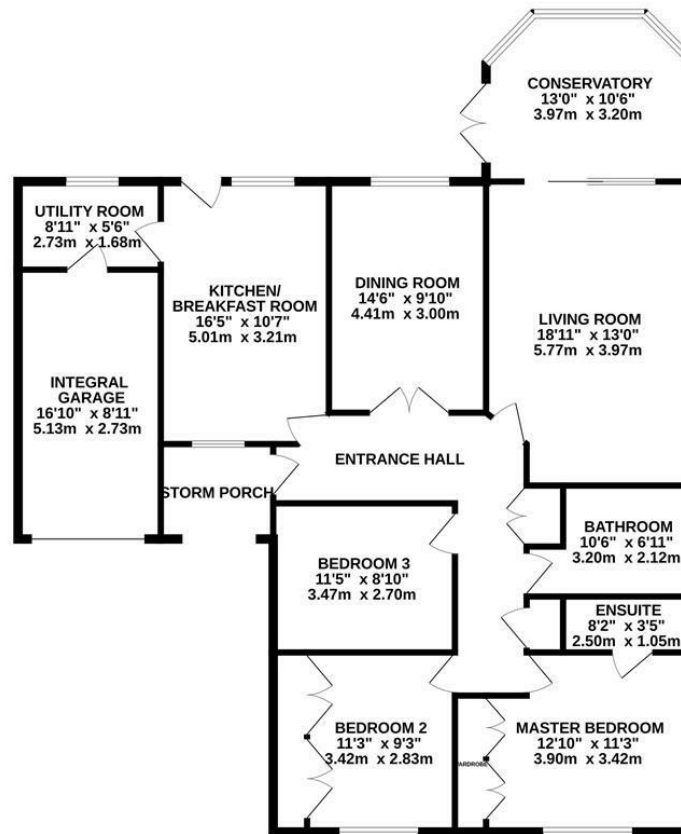
Drainage: Mains sewerage – A sewage pump moves sewage to the mains sewer in Southwood Close

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1558 sq.ft. (144.8 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## Ferndown Office

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