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EDWARDS  
ESTATE AGENTS

MARTINS DRIVE  
FERNDOWN, BH22 9SG







# ASKING PRICE £600,000

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- FOUR BEDROOM DETACHED BUNGALOW
- TASTEFULLY STYLED THROUGHOUT
- LARGE SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- CONTEMPORARY STYLE BATHROOM
- CLOAKROOM
- SINGLE DETACHED GARAGE AND STORE
- GOOD SIZE CORNER PLOT
- LARGE SHED
- SHORT DRIVE FROM FERNDOWN

Set on a good size corner plot, this detached family home offers well proportioned accommodation and is beautifully presented throughout. Decorated in a neutral pallet, the property has a light and airy ambience.

The sitting/dining room is of a generous size and enjoys views over the rear garden through two sets of French doors. The kitchen/breakfast room is fitted with a range of cashmere grey contemporary style base and wall units and integrated appliances. A door leads out to the side of the property and a secluded patio with timber pergola – ideal for alfresco dining and entertaining.

The four bedrooms are served by a traditionally styled family bathroom which has a bath and separate shower cubicle as well as wash hand basin and WC. There is also a cloakroom off the hallway.





Outside there is a detached garage with store room to the rear and a large shed provides additional storage space. The garden is well stocked with herbaceous plants and established shrubs.

#### Additional Information

Energy Performance Rating: C

Council Tax Band: E

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 & single garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website







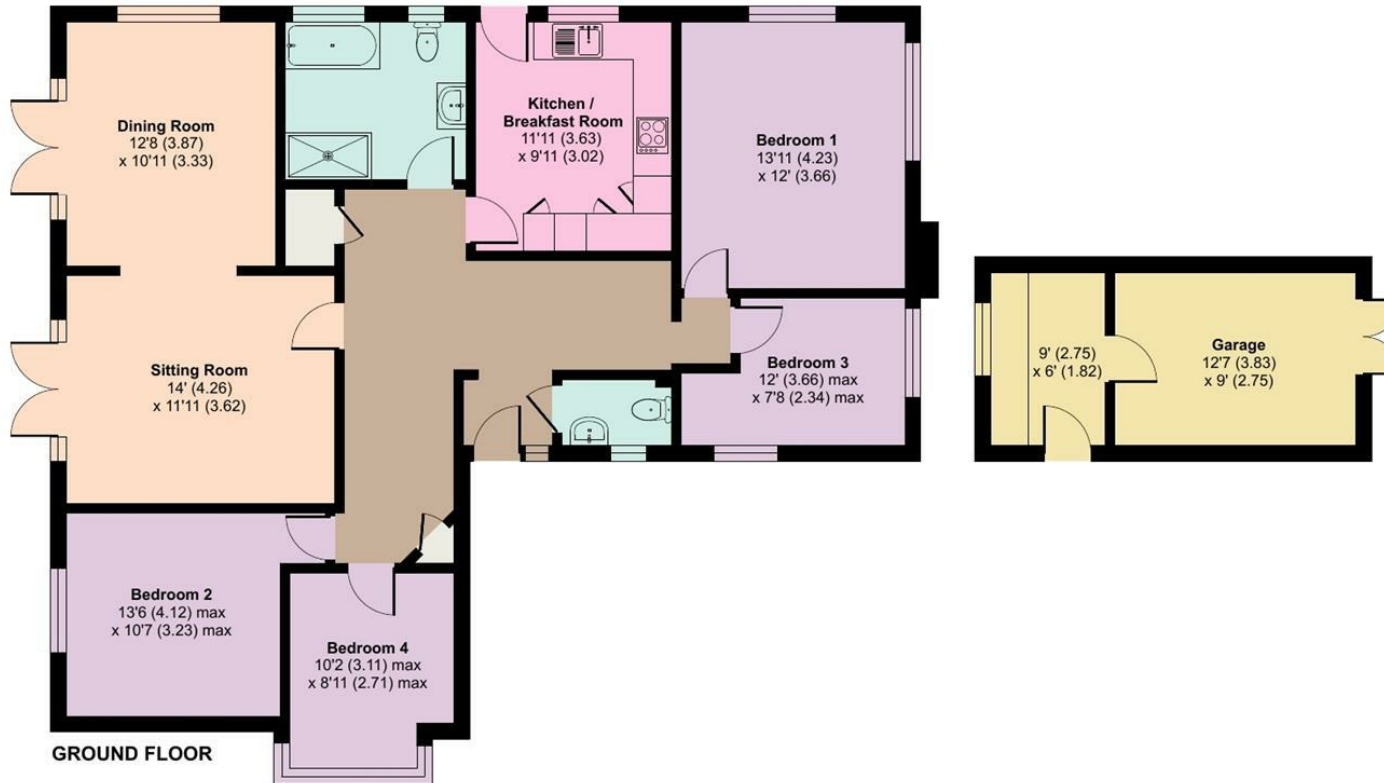
## Martins Drive, Ferndown, BH22

Approximate Area = 1267 sq ft / 117.7 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1439 sq ft / 133.6 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). © nclhcom 2025. Produced for Edwards Estates Ltd. REF: 1331948

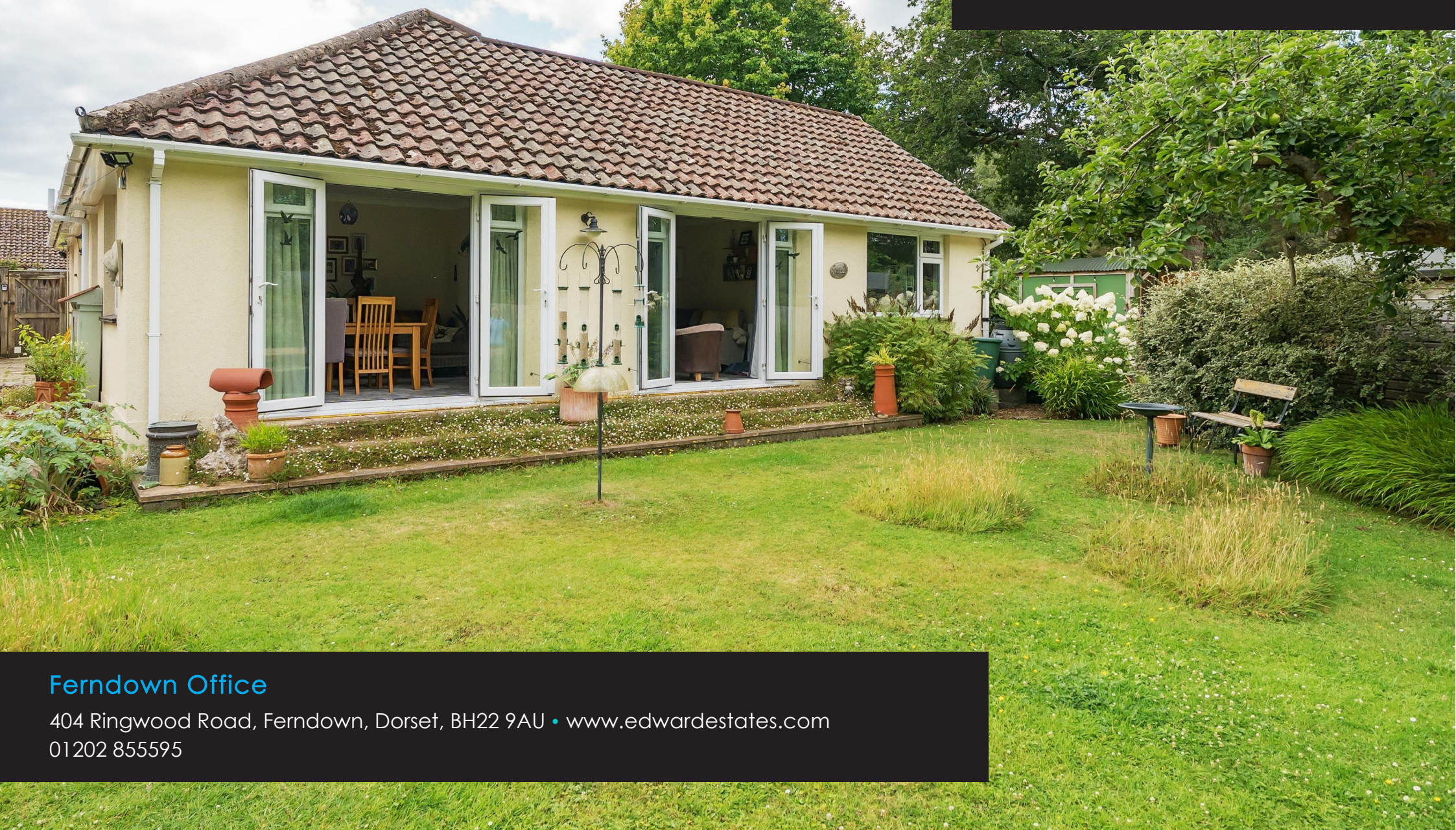


These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes 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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