



EDWARDS  
ESTATE AGENTS

WIMBORNE ROAD EAST  
FERNDOWN, BH22 9NJ







# ASKING PRICE £555,000

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- DETACHED BUNGALOW
- THREE BEDROOM
- LARGE SITTING ROOM/DINER
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM WITH FOUR PIECE SUITE
- ENSUITE SHOWER TO MASTER
- GARAGE/WORKSHOP WITH WC AND UTILITY SINK
- FIRST FLOOR STORAGE FROM ACCESSED FROM GARAGE
- GOOD SIZE LEVEL PLOT
- SURROUNDED WITH MATURE PLANTING

Set on a large plot and surrounded by mature trees and established planting, this three bedroom detached home offers well proportioned accommodation throughout including a dual aspect sitting/dining room with double doors leading out to the garden. The kitchen/breakfast room is fitted with a generous range of base and wall units with built-in appliances and ample floorspace for breakfast table and chairs from which to enjoy views of the garden.

Two of the three bedrooms are good size doubles and the master enjoys the benefit of an ensuite shower room. Bedrooms two and three are served by a family bathroom which has both bath and separate shower cubicle.

The integral garage/workshop has a cloakroom and separate utility sink set to the rear of the room and there are double opening doors out to the garden. A spiral staircase gives access to useful storage space above.





The mature grounds enjoy a good degree of privacy – surrounded by a variety of trees and established specimen planting. There is driveway parking in front of the garage and decking and patios from which to enjoy views of the garden.

#### Additional Information

Agents Note: There is a covered porch across the rear of the property – we suggest interested buyers do their own investigation as to the safety of the structure.

Energy Performance Rating: C

Council Tax Band: E

Agents Note: The vendor informs us there was a new boiler installed in the property in 2023 - Edwards are not able to confirm this as we have not yet seen sight of the Gas Safety Installation Certificate or Service Certificate

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 & garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





## Wimborne Road East, Ferndown, BH22

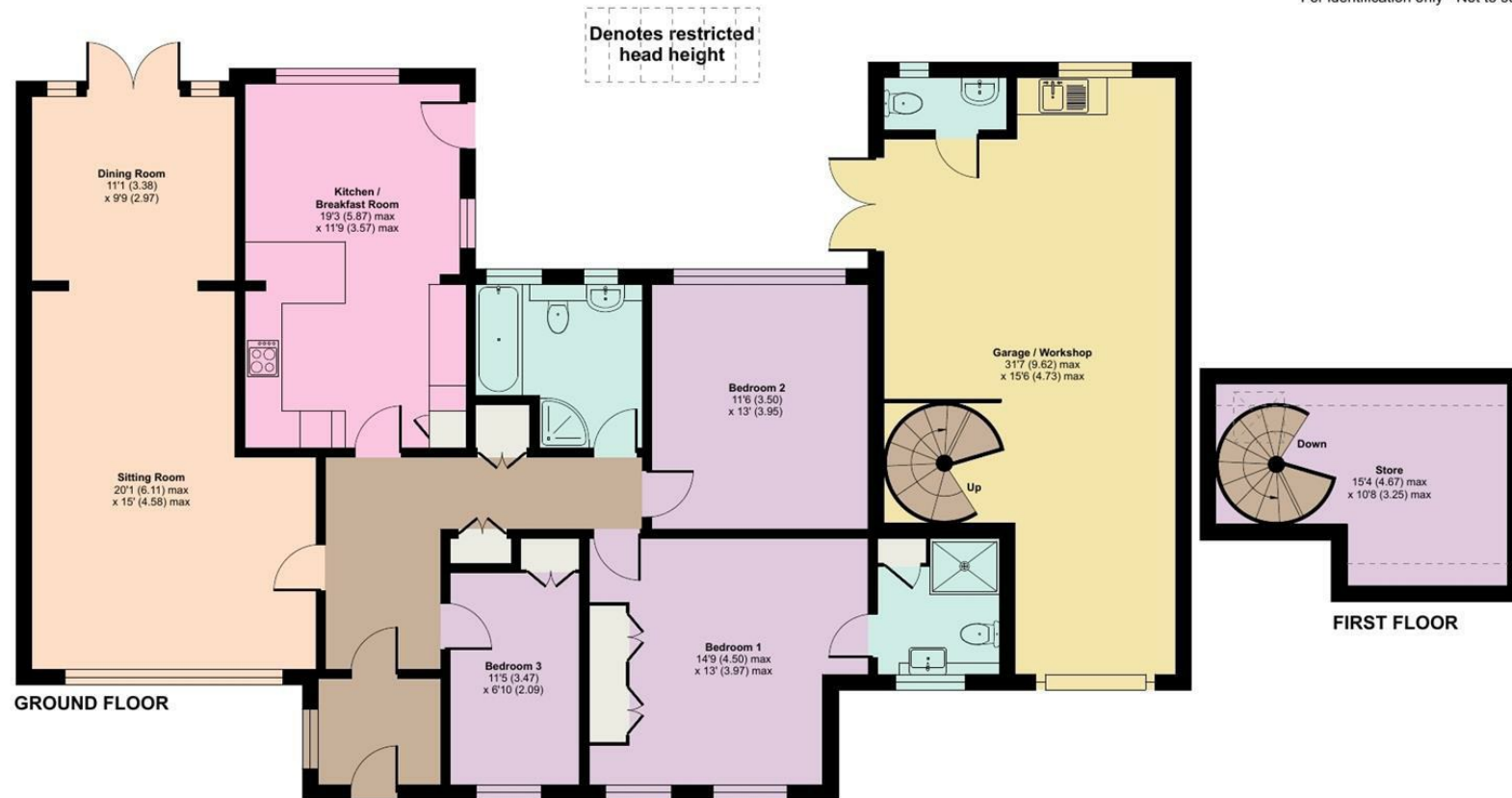
Approximate Area = 1462 sq ft / 135.8 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Garage / Workshop = 432 sq ft / 40.1 sq m

Total = 1921 sq ft / 178.4 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). © nldhecom 2025.  
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## Ferndown Office

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