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EDWARDS
ESTATE AGENTS

HILLTOP ROAD
FERNDOWN, BH22 9QS



GUIDE PRICE £385,000

- NO FORWARD CHAIN
- EASY REACH OF FERNDOWN & WIMBORNE
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- WELL PROPORTIONED SITTING/DINING ROOM
- STYLISHLY APPOINTED KITCHEN/BREAKFAST ROOM
- FULLY TILED SHOWER ROOM
- DETACHED GARAGE
- NEATLY LANDSCAPED GARDENS
- SUMMER HOUSE, GREENHOUSE & GARDEN SHED

This two double bedroom detached bungalow is immaculately presented inside and out with neatly maintained gardens to front and rear and a detached garage. Decorated in a neutral palette, this delightful home has a light and airy ambience.

Main access is via an enclosed glazed porch with inner door leading to hallway and all accommodation. The dual aspect lounge/dining room has a feature fireplace creating a focal point in the room, with ample floorspace for lounge and dining furniture. The stylishly appointed kitchen/breakfast room has a range of light fronted base and wall units and integrated appliances.

Both bedrooms are doubles and each has a generous supply of built-in cupboards and storage, and these are served by a fully tiled shower room.

Outside the front garden is designed with low maintenance in mind and the tarmac driveway to the side leads to a detached single garage. The rear garden enjoys a good degree of



privacy and has a patio immediately to the rear of the property – ideal for relaxation or entertaining. Further social space is provided by a charming summerhouse towards the rear of the plot with an adjoining decked platform. The garden itself is laid primarily to lawn with established specimen and border planting. There is also a greenhouse and garden shed providing storage.

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 & garage

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website





Hilltop Road, Ferndown, BH22

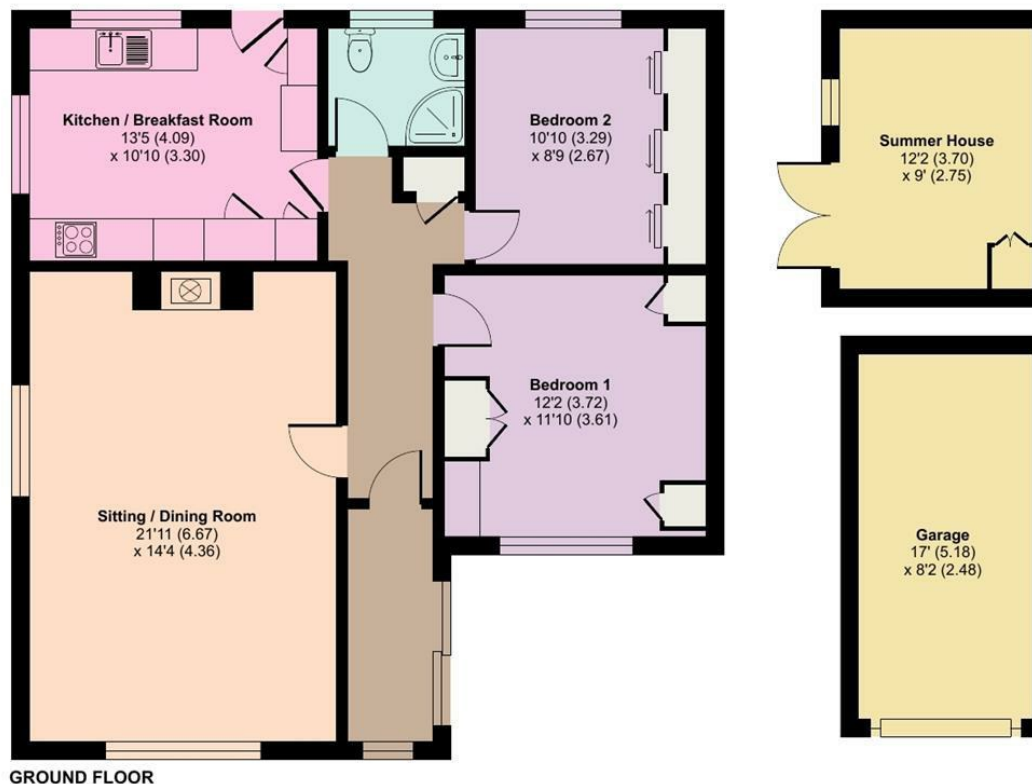
Approximate Area = 925 sq ft / 85.9 sq m

Garage = 138 sq ft / 12.8 sq m

Outbuilding = 109 sq ft / 10.1 sq m

Total = 1172 sq ft / 108.8 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 2023. Produced for Edwards Estates Ltd. REF: 1332398



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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Ferndown Office

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • www.edwardstates.com
01202 855595