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EDWARDS
ESTATE AGENTS

DUGDELL CLOSE
FERNDOWN, BH22 8BH



GUIDE PRICE £375,000

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- EXTENDED
- BEAUTIFULLY PRESENTED
- STUNNING KITCHEN FAMILY ROOM
- LUXURIOUS ENSUITE
- QUIET CUL DE SAC
- GARAGE/STOREROOM
- LOVELY HEATHLAND WALKS
- EDGE OF FERNDOWN

Upon entering, you are greeted by a stunning open plan kitchen family room that serves as the heart of the home, perfect for entertaining or enjoying family time. The spacious living room provides a welcoming atmosphere, enhanced by the elegant solid oak effect flooring that flows seamlessly through the entrance hall, lounge/dining room, and second bedroom. The luxurious ensuite bathroom adds a touch of opulence, while the main bathroom ensures convenience for guests.

The private rear garden is a true highlight, featuring a large purpose-built koi carp pond that creates a serene outdoor space for relaxation. Additionally, the property boasts a double-length garage that can be utilised as a storeroom or workshop, catering to various needs.

Parking is a breeze with an extensive driveway that accommodates multiple vehicles,



including space for a caravan or motor home.

Additional Information

Energy Performance Rating: D

Council Tax Band: B

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

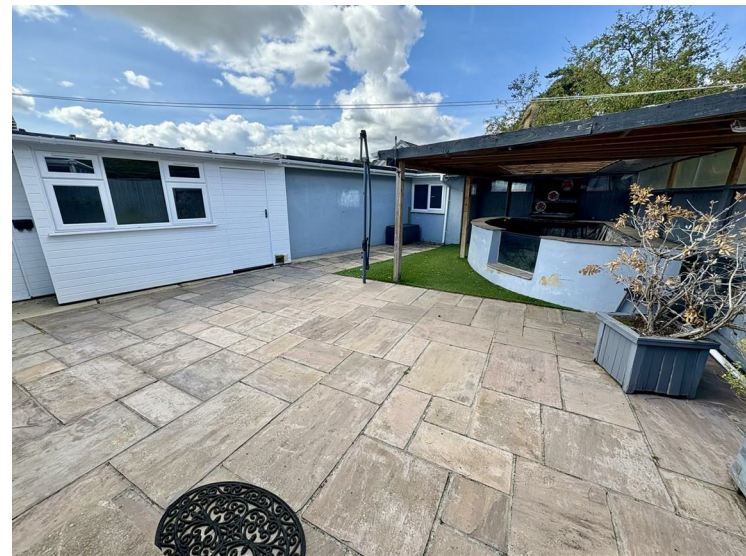
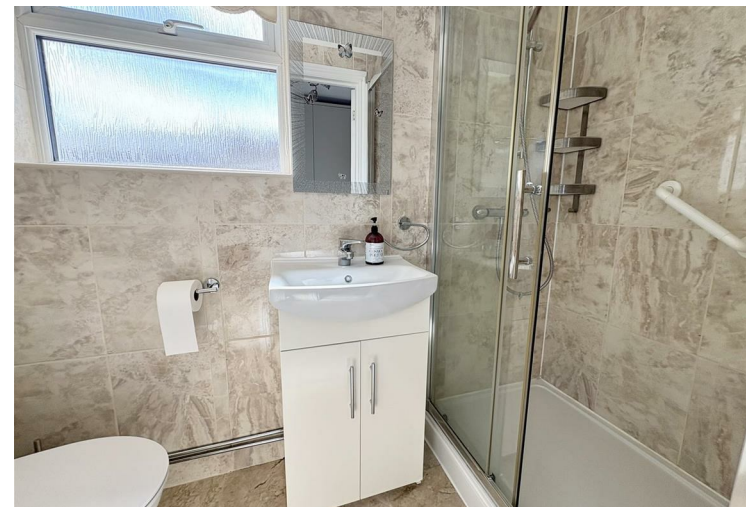
Parking: Private driveway

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR
1363 sq.ft. (126.6 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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.
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