

MALOREN WAY  
FERNDOWN, BH22 0BQ



# GUIDE PRICE £390,000

This DETACHED BUNGALOW is set on a CORNER PLOT and has been thoughtfully remodelled by the current owners. It boasts THREE WELL-PROPORTIONED BEDROOMS and is designed to cater to a variety of living arrangements.

As you enter, you are greeted by a welcoming entrance hall featuring two built-in storage cupboards and a hatchway leading to the roof space. The spacious living room boasts a large window that overlooks an enclosed section of the lawned garden. Adjacent to the living area is a versatile playroom, ideal for.

A large archway leads to the dual aspect kitchen is a highlight of the home, fitted with modern units and coordinating worktops and is well-equipped with space and plumbing for a dishwasher, a tall fridge/freezer, an integrated electric ceramic hob with a cooker hood and eye-level electric oven/grill. There is also ample space for a breakfast table and chairs.

The large, fully tiled bathroom features a corner bath, a separate shower enclosure, WC, and a washbasin, complete with a wall mirror, light, shaver point, and extractor fan.

Outside, the garden offers a variety of enclosed areas, including a formal garden with lawn and borders, a courtyard, and a paved area adjacent to the garage and driveway.

## 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

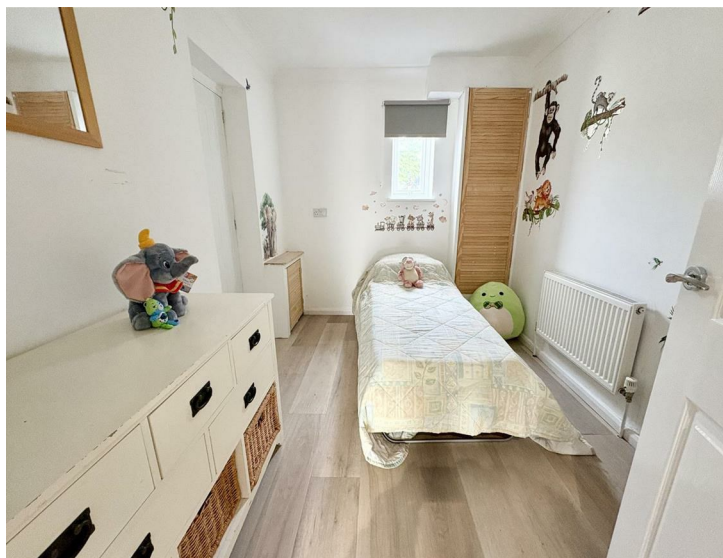
Parking: Private driveway & garage

Utilities: Mains electricity, mains gas, mains water

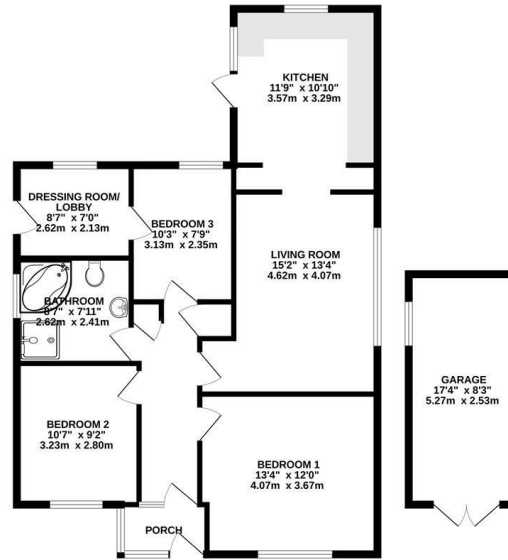
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
1032 sq.ft. (95.9 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, windows and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Ferndown Office

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