



WINNARDS CLOSE
FERNDOWN, BH22 8PA



OFFERS OVER £695,000

- WELL REGARDED CUL-DE-SAC LOCATION
- 4 DOUBLE BEDROOMS INCLUDING MASTER SUITE
- OPEN PLAN LIVING/DINING/KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- SEPARATE UTILITY ROOM
- ATTACHED GARAGE, CAR PORT & OFF ROAD PARKING
- SOUTHERLY FACING REAR GARDEN
- CCTV & APP REMOTE CONTROLLED HEATING
- AIR CONDITIONING
- POWER SUPPLY FOR ELECTRIC GATES (Gates Not included)

Located at the end of a well regarded cul-de-sac, this four bedroom detached bungalow enjoys privacy and seclusion in popular West Parley and offers potential for further extension STPP. Exceptionally well presented throughout, the heart of this stunning home is undoubtedly the open plan kitchen/breakfast room/dining area and lounge. The stylishly fitted kitchen has French doors opening to the rear, whilst the lounge and dining area overlook the front of the property. Laid throughout with quality hardwood flooring, this generously sized living space has a light and airy ambience and further benefits from air conditioning.

The master suite includes sliding doors with direct access to the rear garden and an adjoining modern fully fitted ensuite shower room, as well as a walk-in wardrobe. There is also a separate utility room and a family bathroom with shower over the bath.

Outside there is ample off road parking as well as a car port and garage with electric door. The southerly facing rear garden with garden shed and summerhouse is a particular feature, extending to approximately 65ft and enjoying a good degree of privacy and seclusion.



Further benefits include CCTV, Remote Control Heating via App and power supply in the driveway for electric gates (not included).

There are local amenities and woodland walks nearby, whilst nearby Ferndown has a more extensive range of shops, schools, leisure and recreational facilities as well as a championship golf course.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

Tenure: Freehold

Accessibility / Adaptations: Lateral living

Flood Risk: 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

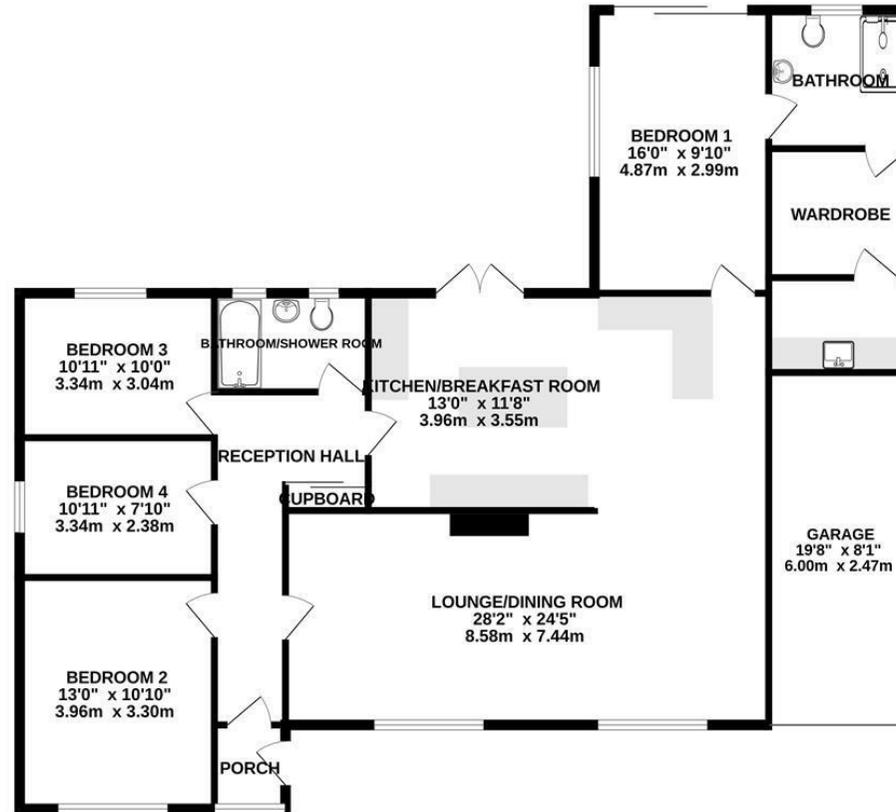
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR



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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Ferndown Office

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