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ESTATE AGENTS

RYAN CLOSE
FERNDOWN, BH22 9TP



OFFERS OVER £600,000

- QUIET CUL DE SAC LOCATION
- APPROX. 1 MILE FROM TOWN CENTRE
- ATTRACTIVE DETACHED BUNGALOW
- 3 DOUBLE BEDROOMS
- ENSUITE TO MASTER
- SEPARATE UTILITY
- PRIVATE REAR GARDEN
- CONSERVATORY
- DETACHED DOUBLE GARAGE
- SUMMERHOUSE

Nestled in a tranquil CUL-DE-SAC, this charming DETACHED BUNGALOW is approximately a mile from the heart Ferndown Town Centre. With **THREE SPACIOUS DOUBLE BEDROOMS**, including a main bedroom with an **ENSUITE** bathroom, this property is perfect for those seeking a peaceful retreat.

As you enter, you are greeted by a large arched entrance storm porch leading to a welcoming reception hall. The light-filled living room, featuring a bay window and a central fireplace with a multi-fuel burner, provides an inviting space for relaxation.

The well-appointed kitchen diner, boasting stylish granite work surfaces, a Rangemaster cooker, and ample space for modern appliances. The dining area opens through double-glazed French doors into a high-quality conservatory, complete with a pitched glass roof and electric blinds, creating a perfect spot for year-round enjoyment. This space seamlessly connects to the private rear garden, which features a lovely patio area ideal for outdoor entertaining.



The bungalow comprises three generous double bedrooms, each designed for comfort. The main bedroom is enhanced by fitted wardrobes and a contemporary ensuite shower room, while the other two bedrooms share a well-appointed family bathroom, ensuring convenience for all.

Outside, the property is surrounded by beautifully maintained gardens, with a front lawn and a driveway leading to a detached double garage, equipped with power and light. The rear garden is a true sanctuary, fully enclosed for privacy, featuring a lush lawn, an attractive sandstone patio, and a charming summerhouse positioned to bask in the sun.

Additional Information

Energy Performance Rating: D

Council Tax Band: E

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 with double garage & street parking permit not required

Utilities: Mains electricity, mains gas, mains water

Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



Ryan Close, Ferndown, BH22

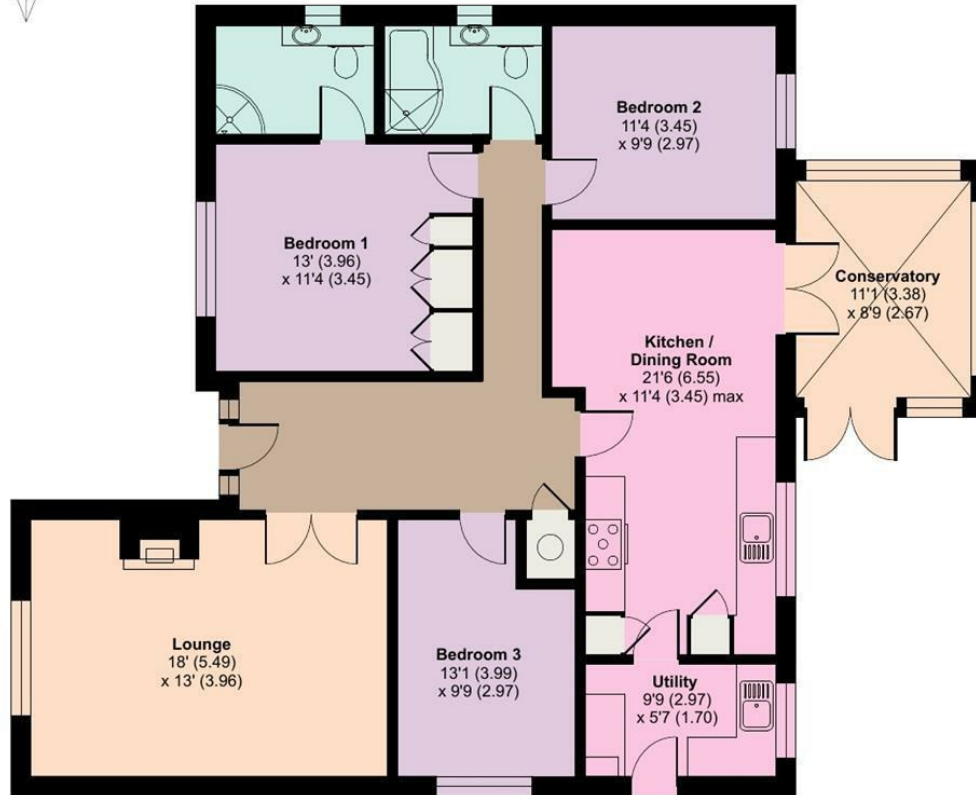
Approximate Area = 1297 sq ft / 120.4 sq m

Garage = 300 sq ft / 27.8 sq m

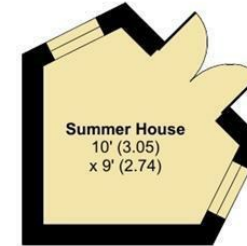
Outbuilding = 74 sq ft / 6.8 sq m

Total = 1671 sq ft / 155.2 sq m

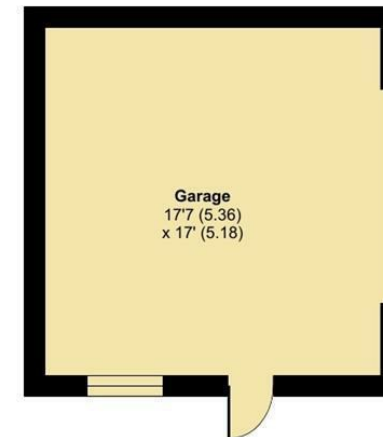
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhecom 2022. Produced for Edwards Estates Ltd. REF: 805101



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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