

EDWARDS
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FINE & COUNTRY
Homes from Edwards

Lone Pine Drive
Ferndown, BH22 8LR

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£875,000

- Undergone extensive refurbishment
- Three double bedroom
- Bespoke quality kitchen
- Dual aspect living room
- South facing rear garden
- Attached garage
- Planning permission granted
- Stunning plot approximately 3/4 of an acre

W: www.edwardestates.com

T: 01202 855595

A: 404 Ringwood Road
Ferndown BH22 9AU

A delightful three double bedroom detached bungalow standing proudly on a stunning plot approaching ¾ of an acre in this prestigious location close to beautiful heathland ideal for leisurely walks and a short distance from a members only championship golf course.

The bungalow enjoys a beautiful setting with park like gardens and has the benefit of planning permission that was gained in July 2014 (reference 3/14/0701/HOU) to substantially extend the property with front and rear extensions and to raise the roof to create first floor accommodation including dormer windows to the front and a balcony to the rear, this would provide a superb opportunity to create a stunning family home.

The bungalow has recently undergone an extensive refurbishment programme with the current owners having fitted a bespoke quality kitchen featuring white gloss soft close units under quality worktops, fully integrated appliances comprising of a full steam oven, half steam oven, combination oven/microwave with hot plate, coffee maker, wine chiller, induction hob with feature cooker hood over, instant boiling water tap and finally a dishwasher. The kitchen is finished with a tiled floor with under floor heating. The kitchen is complemented by a connecting door to a large separate utility room again with a tiled floor and double glazed doors to the front and rear, ample appliance space and connecting internal door to the garage.

The living room enjoys a dual aspect with full length picture window and French door providing access and

fantastic views over the south facing gardens. The bungalow has three good sized double bedrooms with the master bedroom having built in wardrobes, window overlooking the garden and the benefit of an en-suite shower room. The bedrooms are serviced by a stylish and contemporary recently refitted bathroom with an extra large bath and large separate shower cubicle. Lastly off the spacious reception hall you can find a modern contemporary cloakroom.

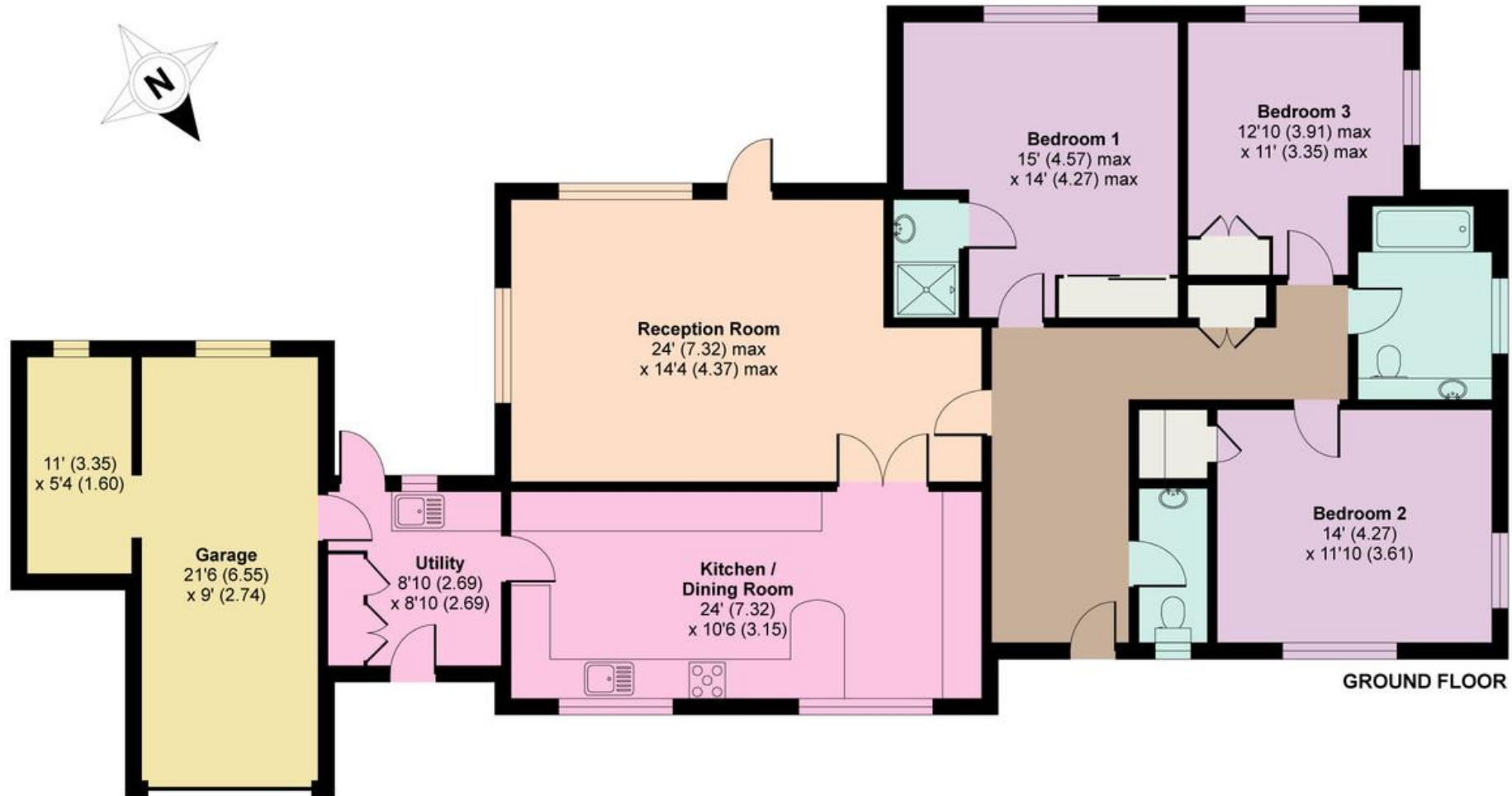
Outside the property is approached by sweeping gravel in and out driveway providing extensive parking and the front boundary is defined with a new feature Portland stone wall with built in outside lighting. The driveway leads to the attached garage which has an electric roller door, power and light. Adjacent to the garage is a brick potting shed/workshop. The rear garden is a particular feature of the property enjoying a southerly aspect and a high degree of seclusion with the bungalow enjoying an elevated position overlooking the gardens which gently slope away to park like grounds, the average length of the garden is approximately 180ft with the rear garden extending to well over half an acre.

EPC Rating C

Exceptional service from an exceptional estate agency

Lone Pine Drive, West Parley, Ferndown, BH22

APPROX. GROSS INTERNAL FLOOR AREA 1764 SQ FT 163.8 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Tel 01202 855595

Fine & Country Ferndown Sales

404 Ringwood Road, Ferndown, Dorset, BH22 9AU

edwards@fineandcountry.com

*fineandcountry.com
edwardestates.com*