



30 Martins Drive, Ferndown
Ferndown

Guide Price **£650,000**



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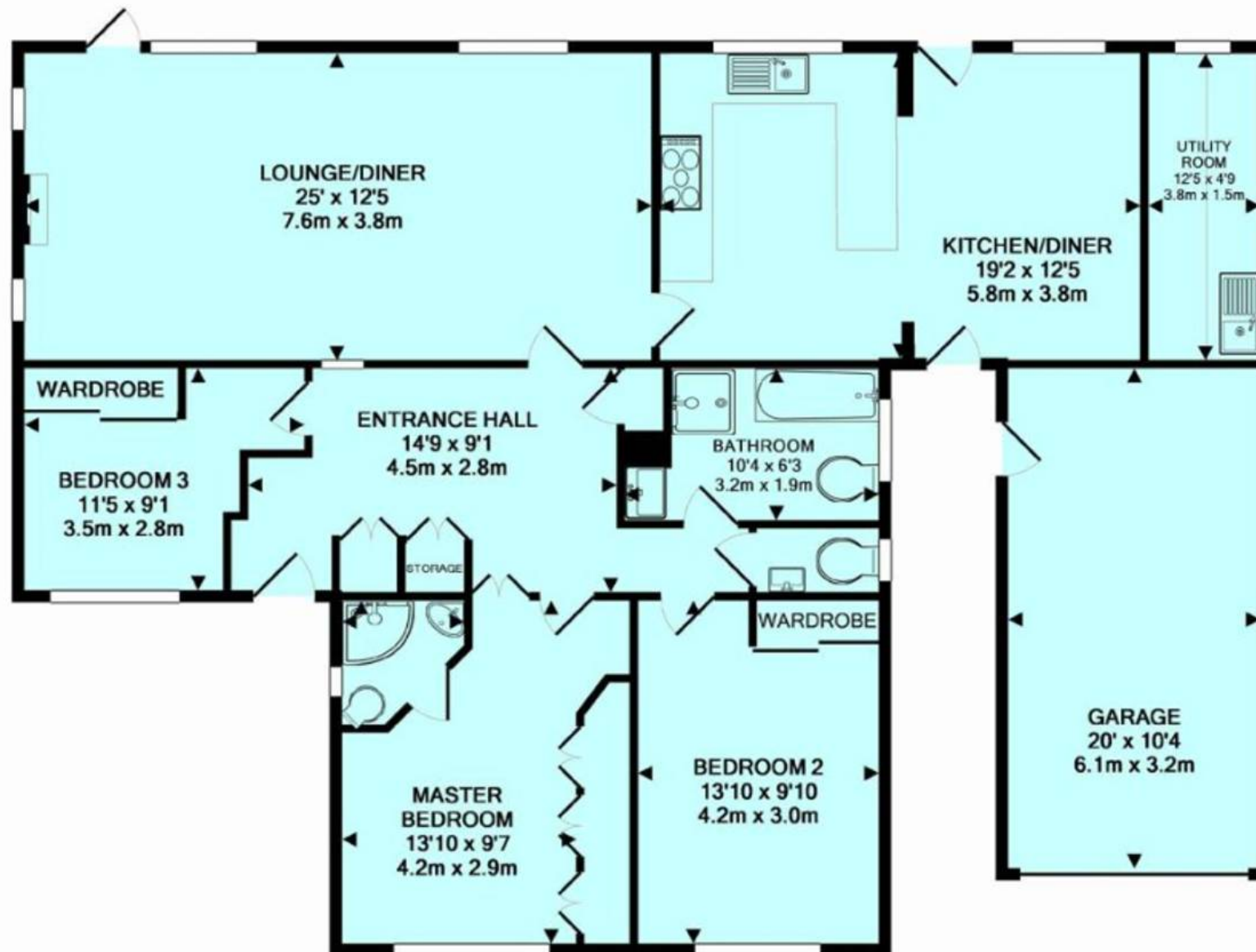
Introducing this charming three-bedroom detached bungalow, a delightful property featuring two outbuildings housing a games room and a home gym. Offering an exceptional opportunity with no forward chain. Scope to extend, subject to planning permissions, to customise and enhance this already appealing abode.

Spread across a generous 1400 sq.ft, the property boasts a secluded and sunny rear garden, providing a tranquil retreat. Indoors, the heart of the home is the spacious kitchen/diner that seamlessly leads to a convenient utility room, ensuring functionality and ease of living.

For added comfort and privacy, the master bedroom benefits from an ensuite the remaining two bedrooms offer ample space and flexibility for a growing family.

The property is thoughtfully designed to cater to various lifestyles, with the two outbuildings offering additional space, currently one being a games room for leisurely and the other a home gym for daily workouts, however the options are aplenty as both are so versatile.

Situated in a sought-after location, this residence presents an ideal canvas for those seeking a peaceful abode within a thriving community. Whether enjoying indoor pursuits or alfresco dining in the sun-drenched garden, the property offers a harmonious blend of comfort and practicality.



TOTAL APPROX. FLOOR AREA 132.0 SQ.M. (1420 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Three bedroom detached bungalow
- No forward chain
- Two outbuildings consisting of a games room and and a home gym
- Scope to extend subject to planning
- Over 1400sq.ft of accommodation
- Secluded sunny rear garden
- Kitchen/diner leading to utility room
- Ensuite to master bedroom



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