



3 Ryan Gardens
Ferndown, BH22 9TR

£675,000



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, Ferndown, BH22 9TR

DISCOUNT FOR CASH BUYERS - This spacious and charming bungalow, situated in the popular Ryan Gardens, is a fantastic opportunity not to be missed. Conveniently located near shops, schools, and amenities, it offers a perfect blend of comfort and convenience.

Tucked away in a secluded area, the property is accessed via a driveway with ample parking space and a double garage. There are large areas on each side of the property ideal for storing a caravan or boat.

A covered entrance leads you into a large hallway with glazed doors. The well-designed layout features living spaces on one side and bedrooms and bathrooms on the other.

The bright and airy sitting room, includes a study area with space for a desk. From the sitting room, the conservatory, kitchen, and dining room can be accessed. The dining room features sliding doors that open to a covered sun terrace, perfect for indoor and outdoor dining.

The spacious kitchen offers a variety of wall and base storage units, an integrated oven and gas hob with extractor over, a fridge, and a dishwasher, and there is ample space for a freestanding American-style fridge freezer.

A separate utility room with storage units and cupboard leads onto the garden and the integrated double garage.

The conservatory with solid roof provides a wonderful view of the well-maintained garden.

Bedroom 1 is generously sized with built-in wardrobes and an en-suite shower room. Bedrooms 2 and 3 also have built-in wardrobes and share a family bathroom. Additionally, there is a separate cloakroom off the main hallway.

The attractive garden is mainly laid to lawn with a patio area, ideal for entertaining.

A new boiler and fresh decor completes this wonderful offering and prospective purchasers are advised to book early to avoid disappointment.





The attractive garden is mainly laid to lawn, with a patio area for furniture & possibly a BBQ.

Sitting Room 5.85m (19'2) max x 5.54m (18'2)

Dining Room 4.35m (14'3) x 3.48m (11'5)

Kitchen 3.61m (11'10) x 3.53m (11'7)

Bedroom 1 4.7m (15'5) x 3.34m (10'11) plus wardrobes

En-Suite 2.85m (9'4) x 1.14m (3'9)

Bedroom 2 4.7m (15'5) x 3.46m (11'4)

Bedroom 3 3.35m (11') plus wardrobes x 3.34m (10'11)

Bathroom 2.84m (9'4) x 1.83m (6'0)

Conservatory 4.69m (15'5) x 2.71m (8'11)

Double Integrated Garage 5.68m (18'8) x 4.91m (16'1)

Utility Room 3.55m (11'8) x 2.74m (9')

Viewing



This floor plan is for guidance only and is NOT to SCALE.
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Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Potential	75
Current	52
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)



Area Map

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