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MARTINS DRIVE
FERNDOWN, BH22 9SQ



GUIDE PRICE £595,000

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- WELL PROPORTIONED LOUNGE AND ADJOINING DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STYLISHLY APPOINTED BATHROOM WITH SEPARATE SHOWER CUBICLE
- SINGLE DETACHED GARAGE WITH FULLY AUTOMATED DOOR
- NEATLY MAINTAINED GARDENS TO FRONT AND REAR
- AMPLE OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- SUBJECT TO PROBATE - NO FORWARD CHAIN

Conveniently located within easy reach of Ferndown centre and the many amenities available, this three double bedroom bungalow sits on a good size plot with neatly maintained gardens to front and rear.

Presented in very good order throughout, the property is offered with no forward chain (subject to probate).

Sheltered by a storm porch, the main entrance door opens to a welcoming entrance hallway which has a useful double door storage cupboard and airing cupboard. The principal living area is a well proportioned, dual aspect room overlooking the front garden and driveway, with a focal point created by a classically styled fireplace fitted with a coal effect fire. Double opening glazed doors to the rear lead to a separate dining room, which in turn has sliding glazed doors opening to the paved terrace and garden beyond.

The kitchen/breakfast room is fitted with a generous range of light fronted base and wall units and includes a built-in eye level double oven, inset gas hob and extractor, an integrated washing



machine and fridge, together with space for an under counter free standing dishwasher and floorspace for breakfast table and chairs.

The three double bedrooms - one of which has wall to wall fitted wardrobes - are served by a stylishly appointed, fully tiled bathroom which is fitted with a bath, separate shower cubicle, WC and vanity wash hand basin.

Outside, with a boundary front wall and pavioured path and driveway, the garden is lawned with established border planting. A single detached garage, with fully automated door, sits to the side of the property and the rear garden enjoys a good degree of privacy, bounded by fencing and neatly landscaped with mature specimen planting and a central lawned area. Immediately to the rear elevation there is a generous decked platform, ideal for garden furniture and social space and towards the rear of the plot, a garden shed provides useful storage.

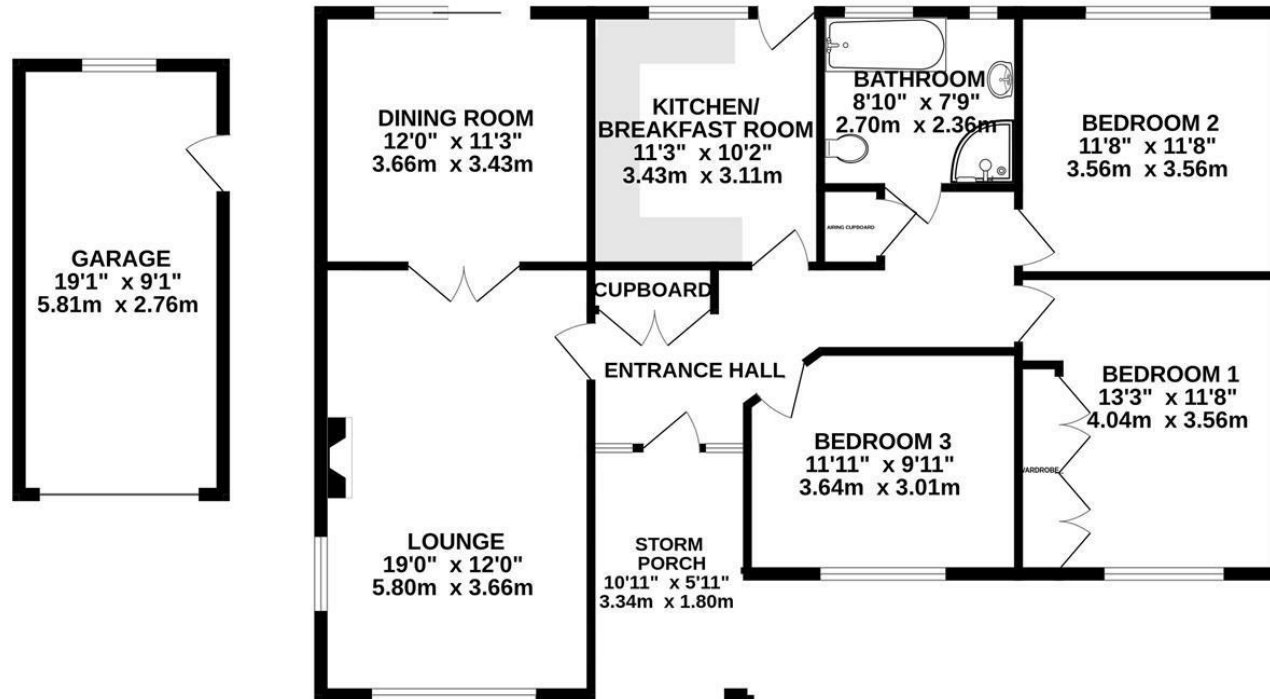
Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland. 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.

EPC: D

Council Tax Band: E



GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



TOTAL FLOOR AREA: 1335 sq.ft. (124.0 sq.m.) approx.

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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