



**Connells**

Larks Close  
Ferndown



## Property Description

Situated in one of Ferndowns popular residential cul-de-sacs this DETACHED bungalow must be viewed to fully appreciate. Accommodation comprises THREE bedrooms, lounge, fitted kitchen, utility room and family bathroom. Benefits include ample off road parking and mature gardens.

Within easy reach of Ferndown Leisure Centre, local schools ,shops and amenities along side Bridleways into Holt Heath Nature Reserve, West Moors and the Castleman Trailway ideal for dog walkers.

### Entrance Hall

Wooden flooring with doors to all rooms.

### Lounge

16' 11" x 12' 6" ( 5.16m x 3.81m )

Wooden flooring with front aspect double glazed window and radiator below, feature gas fireplace with mantle, TV and telephone point and space for a dining room table.

### Kitchen

15' 4" x 7' 10" ( 4.67m x 2.39m )

Tiled flooring with side aspect double glazed window, a range of wall and base units with integrated 4 ring electric hob, double eye level oven, radiator, breakfast bar area, door to utility and garden.

### Bedroom 1

12' 1" x 11' 10" ( 3.68m x 3.61m )

Wooden effect flooring with double glazed rear aspect window and radiator.

### **Bedroom 2**

12' 1" x 10' 6" ( 3.68m x 3.20m )

Carpeted flooring with double glazed rear aspect window and radiator.

### **Bedroom 3**

12' 2" x 5' 11" ( 3.71m x 1.80m )

Carpeted flooring with double glazed front aspect window and radiator.

### **Bathroom**

Wooden effect flooring with fully tiled walls, low level WC, hand wash basin with mixer tap, panel bath and shower attachment.

### **Utility Room**

Tiled flooring with a range of wall and base units, space for washing machine, tumble dryer and fridge freezer and door to rear garden.

### **Front Garden**

Gated entrance, partly laid to lawn with hardstanding parking for multiple vehicles with mature bushes.

### **Garden**

Part laid to lawn and part tiled with green house and garden shed with mature trees and bushes.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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