



Connells

Larch Way
Ferndown



Property Description

A beautifully maintained and spacious three bedroom detached bungalow situated in a quiet residential road in Ferndown, less than a mile from Ferndown Town Centre, offering local shops, amenities and transport links.

This home comprises of a bright and spacious living room, leading to dining area, a separate kitchen that is well sized and equipped with appliances, a utility space with newly fitted boiler (January 2024), three double bedrooms and wet room.

This home also benefits from ample off street parking with a sizeable driveway and garage with electric door. An enclosed rear garden that has been laid to lawn, with the addition of a patio courtyard to the side of the property.

Viewing is HIGHLY RECOMMENDED.

Entrance Hall

13' 8" x 7' 10" (4.17m x 2.39m)

Carpeted hall with radiator and double glazed doors to side aspect. There is a telephone point, fuse cupboard housing the consumer unit.

Hall

Carpeted with storage and airing spacious airing cupboard housing the hot water tank.

Lounge

16' 4" x 13' 8" (4.98m x 4.17m)

Carpeted with front and side aspect double glazed window, feature fireplace with mantle, TV and telephone point and radiator.

Dining Room

9' 10" x 9' 4" (3.00m x 2.84m)

Carpeted with side aspect double glazed window, kitchen hatch and radiator.

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)

Tiled flooring and part tiled walls with side aspect double glazed window, a range of wall and base units, stainless steel sink with mixer tap and drainer, serving hatch, 4 ring gas hob inset to worktop with extractor hood over, eye level oven with additional grill, integrated dishwasher, fridge/freezer and space for washing machine.

Utility Room

Tiled flooring with front aspect double glazed frosted window, built in storage cupboard/pantry cupboards with sliding doors and door to rear garden. New Worcester boiler, installed in January 2024.

Wc

Low level WC with hand wash basin.

Bedroom 1

13' 5" x 11' 8" (4.09m x 3.56m)

Carpeted with side aspect double glazed window, radiator and a range of built in wardrobes and over bed storage and drawers.

Bedroom 2

13' 8" x 8' 10" (4.17m x 2.69m)

Carpeted with rear aspect double glazed window, radiator and fitted corner wardrobe unit.

Bedroom 3

9' 5" x 8' 11" (2.87m x 2.72m)

Carpeted with rear aspect double glazed window and radiator.

Wetroom

Fully tiled walls with side aspect double glazed frosted window, low level WC, hand wash basin with taps and vanity mirror over, ladder radiator and walk in shower with curtain.

Front Garden

Mainly laid to lawn with block paved driveway for two cars with mature trees and bushes.

Rear Garden

Fully laid to lawn garden with gated patio courtyard to the side of the property.

Garage

Single garage with electric power door, internal power and lighting, access from garden door.









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

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Tenure: Freehold



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Property Ref: FDN306046 - 0012