



Connells

Emberley Close  
Ferndown



# Emberley Close Ferndown BH22 8AH

for sale offers in excess of  
**£375,000**



## Property Description

Detached bungalow situated in a cul-de-sac location in Ferndown. This home offers three double bedrooms, wet room, en suite and shower room, kitchen, rear aspect lounge/diner overlooking the low maintenance landscaped rear garden. Annex with independent entrance and parking space, double bedroom and en-suite.

Solar panel have been installed on the rear roof of the property together with new loft installtion which can reduce energy costs and provide eletric to the car charging points.

## Entrance Hall

Wooden flooring with radiator and doors to all rooms and storage cupboard.

## Lounge

17' x 11' 8" ( 5.18m x 3.56m )

Wooden flooring with rear aspect double doors to rear garden, feature fireplace with wood burner, TV and telephone point and radiator.

## Kitchen

11' 11" x 8' 2" ( 3.63m x 2.49m )

Front aspect double glazed window, tiled flooring with fully tiled walls, a range of wall and base units with stainless steal sink and mixer tap, 4 ring induction hob with extractor fan over and oven below, space for washing machine, dishwasher and fridge/freezer.

## Conservatory

16' 10" x 5' 10" ( 5.13m x 1.78m )

Wooden effect floor, wrap around double glazed window with door to rear garden and door to lean to.

## Bedroom 1

12' 8" x 10' 8" ( 3.86m x 3.25m )

Carpeted with built in wardrobes with sliding doors and rear aspect double glazed window and radiator below.

## Bedroom 2

11' 4" x 9' 11" ( 3.45m x 3.02m )

Carpeted with front aspect double glazed window with radiator below and built in wardrobe.

## Bedroom 3

9' 1" x 7' 1" ( 2.77m x 2.16m )

Carpeted with rear aspect double glazed window and radiator.

## Wet Room

Fully tiled walls with front aspect double glazed frosted window, low level WC, hand wash basin, walk in shower and heated towel rail.

## Shower Room

Wooden effect flooring with front aspect double glazed frosted window, low level WC, hand wash basin and shower with curtain.

## Annex Bedroom 1

21' 8" x 17' 3" ( 6.60m x 5.26m )

Carpeted with front aspect door and rear aspect window and door to lean to, TV and telephone point and wall mounted feature fireplace.

## En Suite

Front aspect double glazed frosted window, Low level WC, hand wash basin and shower.

## Lean to

Tongue and groove wood panel cladding on the walls and electric.

## Front Garden

Tarmac driveway for multiple vehicles with mature trees and a multi charging electric car points.

## Rear Garden

Fully enclosed fenced garden mainly slabbed with feature working Koi fish pond and part artificial area, raised flower beds, summer house and garden shed and is not overlooked.

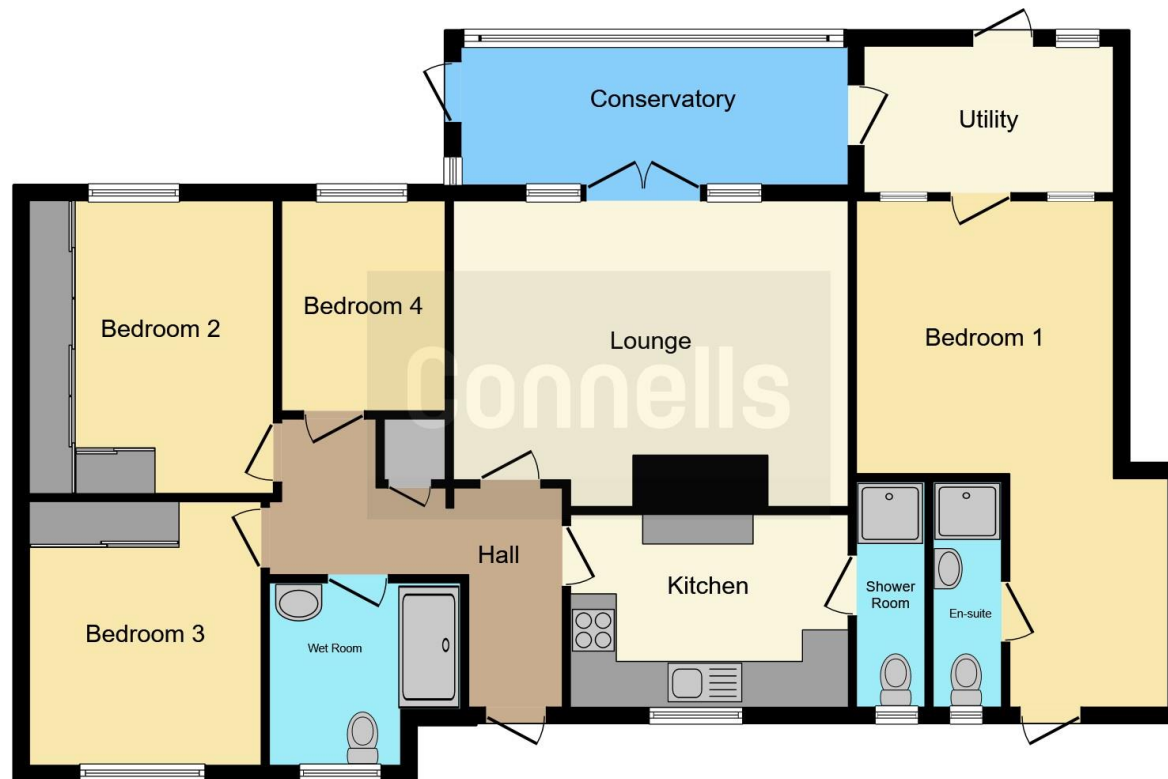












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B Council Tax  
 Band: C

Tenure: Freehold

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