



**Connells**

Hazel Drive  
Ferndown





## Property Description

Situated in a sought after location in Ferndown, less than a mile from Ferndown Town Centre, is this superbly positioned detached bungalow.

This versatile home comprising of four/ five bedrooms, a spacious living area leading into a conservatory, a modern kitchen, dining room, a family bathroom and en suite to the master, garage and games room.

Externally offering an enclosed rear garden, front garden and parking for multiple vehicles.

### Entrance Hall

Spacious entrance hall with wooden effect flooring, 3 storage cupboards, telephone point and doors to all rooms.

### Lounge

22' x 13' 1" ( 6.71m x 3.99m )

Wooden effect laminated flooring with front aspect double glazed half bay window and rear aspect double doors to conservatory, TV and telephone point, 2 radiators and electric feature fireplace.

### Conservatory

12' 8" x 12' 7" ( 3.86m x 3.84m )

Wooden effect laminated flooring with side and rear double glazed windows and sliding doors to rear garden.

### Kitchen

14' 9" x 9' 8" INTO RECESS ( 4.50m x 2.95m INTO RECESS )

Wooden effect laminated flooring with rear aspect double glaze window and side aspect door to rear garden, a range of wall and base units, sink with drainer and mixer tap, freestanding cooker with extractor fan and hood over, space for washing machine and fridge/freezer and radiator.

### Dining Room

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

Wooden effect laminate flooring. Double glazed window to rear aspect. Alcove into kitchen. Double doors leading to hall.

### Bedroom 1

15' 3" x 11' 1" ( 4.65m x 3.38m )

Carpeted with side aspect double glazed window, radiator and door to en suite.

### En Suite

Tiled flooring with fully tiled walls, front aspect double glazed frosted window, low level WC, hand wash basin, shower with glass sliding shower door and radiator.

### Bedroom 2

14' 11" x 8' 8" ( 4.55m x 2.64m )

Carpeted with side aspect double glazed window and radiator.

### Bedroom 3

12' x 7' 9" ( 3.66m x 2.36m )

Carpeted with side aspect double glazed window and radiator.

### Study/Bedroom 4

9' 3" x 7' 8" ( 2.82m x 2.34m )

Carpeted with rear aspect double glazed window and radiator.

### Bedroom 5/Games Room

17' 3" x 12' 6" ( 5.26m x 3.81m )

Carpeted with front and side aspect double glazed windows, TV point and 2 radiator.

### Bathroom

Wooden effect flooring with fully tiled walls, side aspect double glazed frosted window, low level WC, hand wash basin with vanity unit below and wall mounted vanity mirror over, step in double shower cubical with glass sliding door and radiator.

### Rear Garden

Fully enclosed part paved and mainly laid to lawn with a range of mature shrubs, plants and trees,

### Front Garden

Parking for multiple vehicles and part laid to lawn with a range of mature shrubs and trees.













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**EPC Rating: Awaited**

Tenure: Freehold

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