





# Woodside Close Ferndown BH22 9LG

for sale  
**£520,000**



## Property Description

A delightful and well-presented three bedroom detached bungalow, perfectly situated just 0.4 miles from Ferndown town centre. This deceptively spacious home boasts a bright and airy interior, with a clever layout that makes the most of the available space. The accommodation comprises three good-sized bedrooms, one bathroom, and one shower room. The property also benefits from a large and well-kept garden, perfect for outdoor relaxation, and a driveway providing ample parking space. Additionally, the garage with integral access offers secure storage and extra space. A must-see property that is sure to impress, with vendors who are suited. Don't miss this fantastic opportunity to own a charming and well-maintained bungalow in a prime location.

## Entrance Porch

Entrance porch with additional front door and dual aspect double glazed window.

## Living Room

17' 10" x 13' 6" ( 5.44m x 4.11m )

Carpeted living room with dual aspect double glazed windows to front and side aspect. Electric fire with a working chimney behind and two radiators.

## Kitchen/ Diner

22' x 13' 5" ( 6.71m x 4.09m )

Fitted kitchen with wall and base units with wood effect cupboards. Integrated eye level oven and 4 ring induction hob inset into

worktop, stainless steel sink and drainer, space for undercounter appliances including fridge, freezer, dishwasher and a washing machine. Dual aspect double glazed windows to side and rear aspect.

Breakfast bar/island for seating and carpeted dining space with cabinetry and radiator.

## Conservatory

12' 5" x 8' 6" ( 3.78m x 2.59m )

UPVC double glazed conservatory with tiled floor.

## Bedroom One

12' 8" x 12' 6" ( 3.86m x 3.81m )

Carpeted double room with double glazed dual aspect windows to front and side aspect with radiator.

## Bedroom Two

12' 6" x 12' ( 3.81m x 3.66m )

Carpeted room with dual aspect double glazed windows to rear and side. With radiator.

## Bathroom

Fully tiled bathroom with bath, low level WC and wash hand basin. Obscured double glazed window to rear aspect and radiator.

## Shower Room

Secondary shower room with low level WC, wash hand basin and shower cubicle.

## Snug Room/ Bedroom Three

9' 11" x 8' 10" ( 3.02m x 2.69m )

Carpeted room with double glazed window to rear aspect and radiator.

## Store Room

11' 10" x 8' 6" ( 3.61m x 2.59m )

Stairs to first floor storage room with power and lighting.

## Garage

16' 1" x 9' 11" ( 4.90m x 3.02m )

Integral access to single garage with electric door provides parking for one vehicle and a range of storage.

## Rear Garden

Enclosed rear garden adjoining the rear of the property there is a large blocked paved patio and is predominately laid to lawn bordered by well stocked flower beds. Within the garden there is a useful timber work shop, with electricity and a second wooden potting shed and vegetable plot.



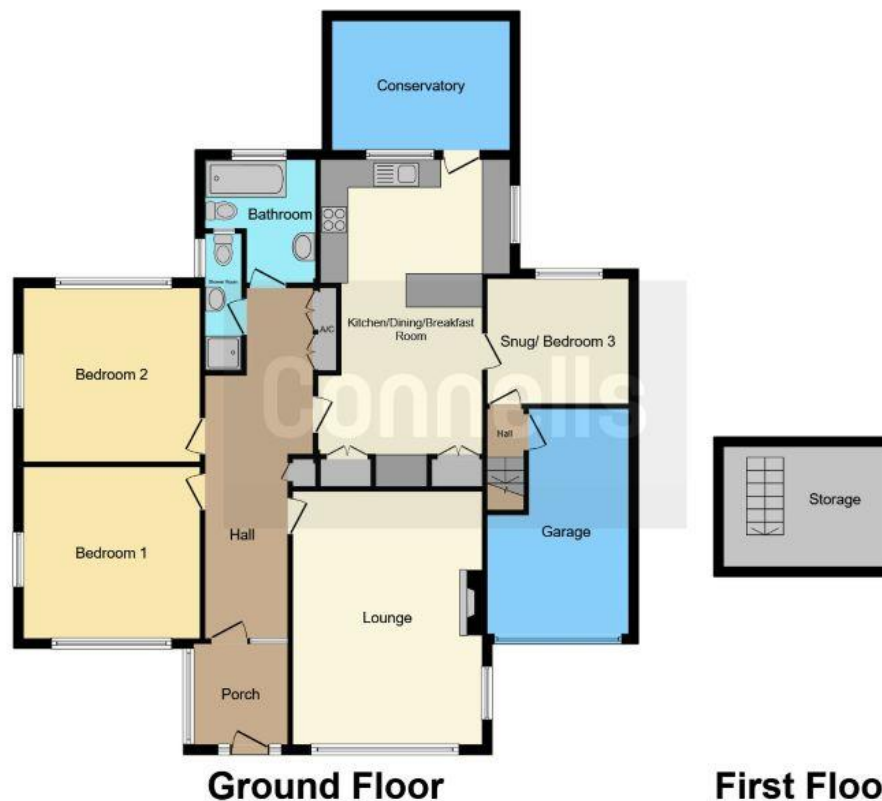












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
 FERNDOWN BH22 9HT

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/FDN306386](http://connells.co.uk/Property/FDN306386)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: FDN306386 - 0007