

Spacious 3-Bedroom, 3 Reception Detached Chalet Bungalow near to amenities

Tenure: Freehold

Approx 121 sq-meters (1302 sq ft)

Occupied for 37 years!

**51 Ameysford Road,
Ferndown. BH22 9PY**

Price £450,000

- Spacious Hall
- Large Lounge
- Fitted Kitchen opening to Dining Room
- Sitting Room/Study
- 3-Good Bedrooms (2-First Floor)
- En-Suite Shower Room
- Family Bathroom & Cloakroom
- Private Sunny Garden
- Gas Central Heating & PVCu Double-Glazing
- Driveway & Garage
- Near to Local Amenities
- Viewing Recommended!

Spacious, well presented detached chalet bungalow occupying a mature non-estate location near to local amenities & easy access to popular schools, heathland walks & Ferndown Town Centre. Good road connections provide access to surrounding areas such as Wimborne & Ringwood, plus the seaside resorts of Bournemouth & Poole together with the New Forest. The property has been well maintained including a new roof 6 year ago. Outside, the property offers excellent 'off road' parking, a garage & private sunny garden. Occupied by the present owners for 37 years! Viewing recommended!

Accommodation and approximate room sizes:

- **Spacious Hall:** Cupboard housing combination gas boiler installed circa 3 years ago.
- **Lounge:** A generous room with double aspect windows. Feature electric fireplace.
- **Kitchen:** Good range of floor and wall cupboards. Space for cooker & washing machine. Integrated dishwasher & tall fridge/freezer. Door to garden. Opening to:
- **Dining Room:** Ample space for dining suite.
- **Sitting Room/Study:** Patio door to private rear garden. Stairs to first floor.
- **Bedroom 1:** Range of built-in wardrobes. Vanity unit with wash basin. Front aspect window.
- **En-Suite Shower Room:** Fully tiled shower cubicle with thermostatic shower & WC.
- **Family Bathroom:** Panelled bath with thermostatic shower over & glass screen. Vanity wash basin, WC & bidet. Chrome heated towel rail & inset spot lights.
- **Landing:**
- **Bedroom 2:** Double-sized room with side aspect window.
- **Bedroom 3:** Single-size bedroom with side aspect window.
- **Cloakroom:** Vanity wash basin & WC. Access to roof space.
- **Gas Central Heating & PVCu Double-Glazing**
- **Private Rear Garden:** Delightful private garden with paved patio area and lawn. Outside tap & side access. In all, enjoying a sunny aspect & a good degree of privacy.
- **Driveway providing 'off-road' parking, leading to:**
- **Garage:** Up & over door. Side door to garden. Power & light.
- **Council Tax Band 'E' Energy Rating 'C'**

IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05024



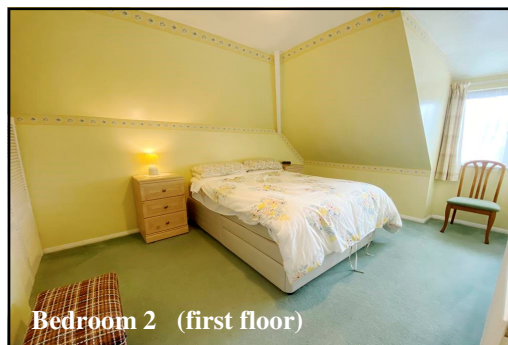
Dining Room



Sitting Room/Study



Bedroom 1 (Ground floor)



Bedroom 2 (first floor)



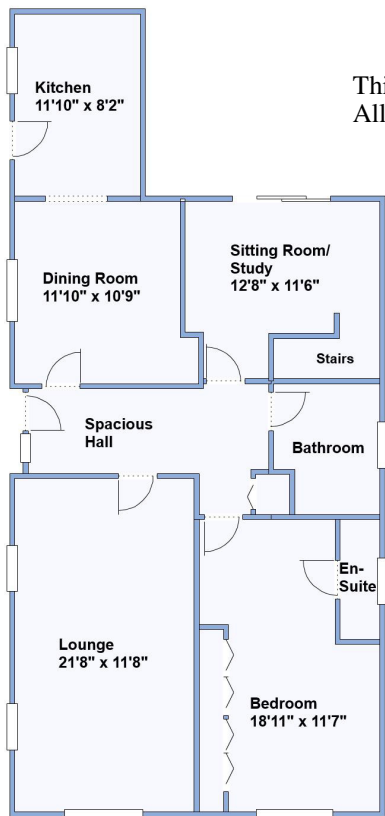
Fitted Kitchen



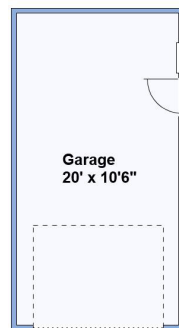
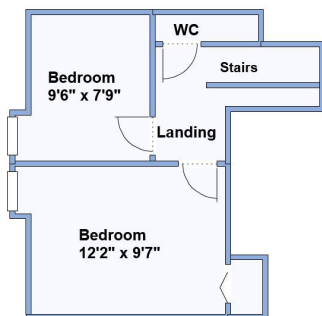
Large Lounge



Spacious Hall



This drawing has been prepared for diagrammatic purposes only.
All measurements are approximate. Not to scale.



Good-size corner plot in popular location

