



Well Presented 4-Bedroom Terrace House backing onto heathland

Tenure: Freehold

Approx 85 sq meters (914 sq ft)

Sunny Garden

Good 'Off-Road' Parking

**97 Dugdell Close,
Ferndown, Dorset. BH22 8BJ**

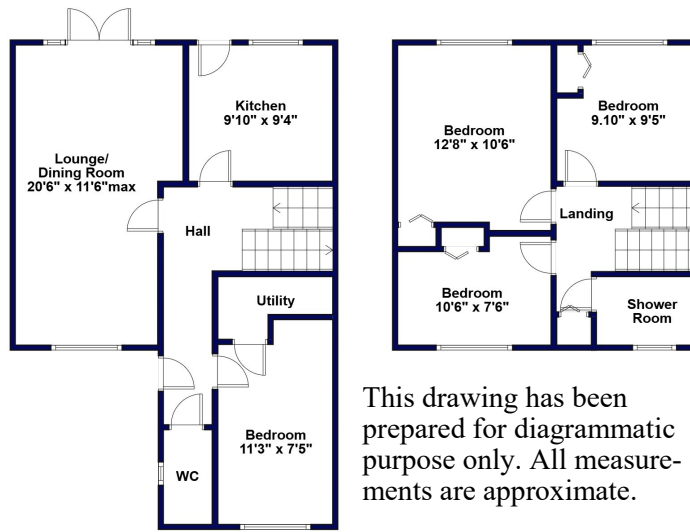
Price £330,000

- Spacious Entrance Hall
- Lounge/Dining Room
- Modern Kitchen Plus Utility Room
- 4-Double Bedrooms
- Shower Room & Cloakroom
- Electric Heating & PVCu Double-Glazing
- Good 'Off Road' Parking
- Delightful Garden with Sunny Aspect
- Backing onto Heathland
- Convenient to schools & local amenities

Well Presented 4-Bedroom Terraced House situated close to local amenities & regular bus services. The property backs onto protected heathland with recreational play park nearby. The accommodation is well-planned including a garage conversion with the necessary building control certificates. Outside, the house has ample 'off-road' parking and a delightful sunny garden. Viewing recommended!

Accommodation and approximate room sizes:

- Entrance Hall: Deep storage area under the stairs.
- Cloakroom: Wash basin & WC.
- Lounge/Dining Room: A spacious, light and airy room with double doors backing onto the rear garden.
- Kitchen: Fitted kitchen with a range of floor and wall cupboards. Space for cooker & fridge/freezer. Plumbing for dishwasher. Door to garden.
- Utility Room: Worktop. Plumbing for washing machine & space for tumble dryer.
- Bedroom 4: Ground floor double bedroom.
- Landing: Hatch to loft space. Storage cupboard.
- Bedroom 1: Generous double bedroom with wardrobes.
- Bedroom 2: Double bedroom with fitted wardrobe.
- Bedroom 3: Double bedroom with fitted wardrobe.
- Shower Room: Large walk-in shower with Mira shower unit. Pedestal wash basin & WC.
- PVCu Double-Glazing & PVCu Soffits & Fascia Boards
- Electric Heating & Cavity Wall Insulation.
- Rear garden has a large patio area leading to lawn with shrub borders & enclosed by tall fencing. Rear gate to heathland. Outside tap. Outside power sockets.
- Ample 'Off-Road' Parking to the front of the house.
- Council Tax Band 'C' Energy Rating 'tbc'



This drawing has been prepared for diagrammatic purpose only. All measurements are approximate.



Modern Kitchen/Diner



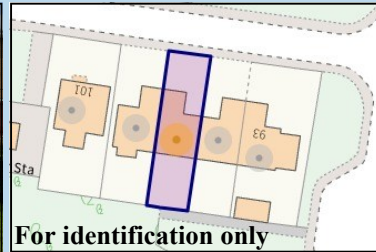
Spacious Dining Area



Lounge



Popular Location



For identification only

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 W05272



Delightful Garden



Backing onto Heathland