



28 Ryan Close
, Ferndown, BH22 9TP

£425,000



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Vacant Possession • No Onward Chain •
Annexe with Planning Granted

Located in the peaceful Ryan Close,
Ferndown, this delightful detached
bungalow offers space, comfort, and
potential. With three generous double
bedrooms, a modern shower room, and
separate cloakroom, it is ideal for families
or downsizers seeking room to move.

The home features a modern fitted kitchen
with integrated oven, hob with extractor, and
fridge/freezer, flowing into a welcoming
living and dining area perfect for
entertaining or relaxed family life.

Outside, low-maintenance gardens, a
driveway with ample parking, and a
detached garage with a separate room
provide versatility. Planning has been
granted to convert the outbuilding/garage
into a detached family annexe, offering
exciting future possibilities.

Set in a quiet cul-de-sac yet close to local
amenities and Ferndown town centre, with
gas central heating, double glazing, and
potential to extend further , this bungalow is
a rare opportunity for immediate
occupation with no onward chain.



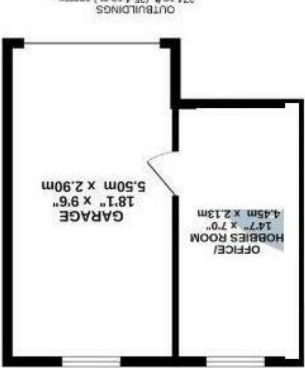


- Entrance hall with two storage cupboards and a hatch to the loft space
- Living room enjoying a dual aspect to the front and side
- Dining area with a glazed door through to the hallway
- Kitchen comprising a range of base and wall mounted units, worktops and breakfast bar, sink unit with window above, integrated oven and inset gas hob, integrated fridge/freezer, cupboard housing the boiler, door out to the driveway and plumbing for a washing machine
- Cloakroom with WC
- Bedroom one with a range of fitted wardrobes with mirror fronted sliding doors and a window to the rear aspect
- Bedroom two with a window to the rear aspect
- Bedroom three currently used as a dining room with a window to the front aspect
- Shower room refitted in a modern white suite comprising dual length walk in shower cubicle with glazed screen and acrylic backing, WC, wash hand basin, towel rail, fully tiled walls and flooring and an obscure glazed window
- Front garden with sections of lawn enclosed by a dwarf wall, double electric point, partially paved seating area next to the front door
- Driveway parking for several vehicles
- Garage measuring 18ft x 9ft 6in, with an up and over door and a door through to an office/hobbies room
- Office/hobbies room measuring approximately 14ft 7in x 7ft, electricity supply & fully insulated
- Rear garden measuring 40ft x 40ft, is particularly private with a paved patio, level lawn and area behind the garage ideal for a greenhouse or timber outbuilding, enclosed by panel fencing



Viewing

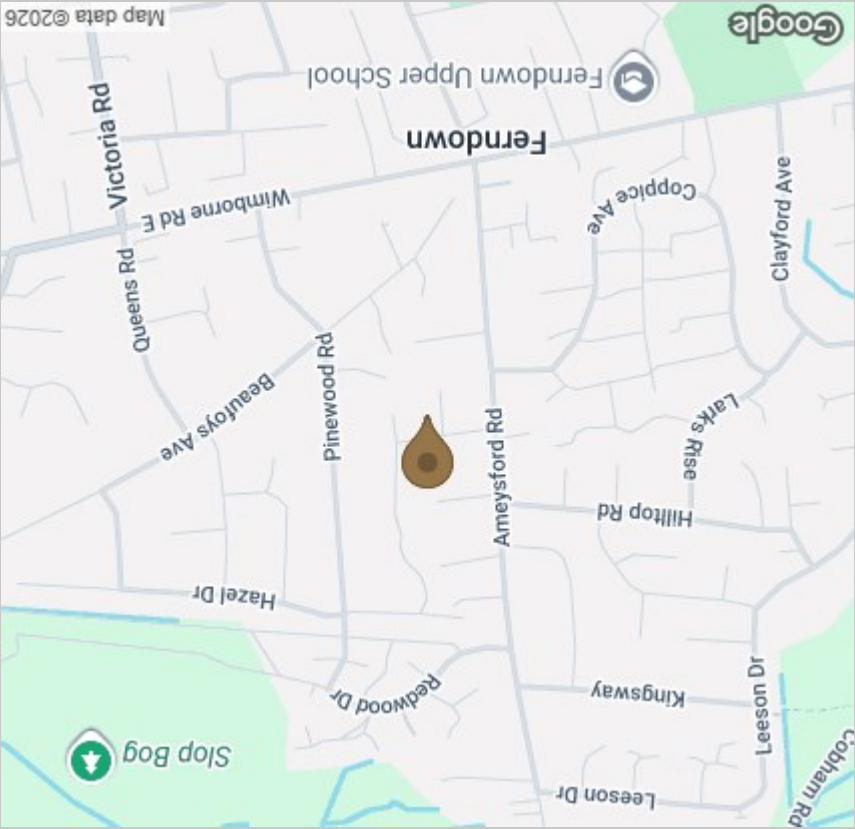
Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, outbuildings, rooms and any other areas are approximate and should be taken as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency (in part).

Drawn with AutoCAD (12/2025)

Area Map



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs	G	(1-20)
		(21-28)
		(29-54)
		(55-68)
		(69-80)
		(81-91)
		(92 plus)
Very energy efficient - lower running costs	A	(92 plus)
		(81-91)
Current	61	(55-68)
		(29-54)
Potential	84	(1-20)
		(21-28)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.