





## HOUSE & SON

A well-presented three-bedroom detached bungalow with a south-facing garden, detached garage and generous driveway

A particularly appealing three-bedroom detached bungalow occupying a good-sized plot within a quiet cul-de-sac in a popular and established residential neighbourhood in Northbourne, Bournemouth.

The property is presented in immaculate, turn-key condition, offering well-proportioned and thoughtfully arranged accommodation throughout. The spacious 19'10" lounge/diner provides an excellent central living space, while the high-quality wooden fitted kitchen features granite worktops and a range of integrated appliances.

There are three well-proportioned bedrooms, complemented by a stylish four-piece family bathroom. Further benefits include UPVC double glazing, gas central heating, oak flooring and an upgraded electrical consumer unit.

Outside, the property enjoys a large front driveway providing generous off-road parking and leading to a detached garage. To the rear is an enclosed and attractively landscaped southerly-facing garden, featuring mature planting, an AstroTurf lawn and areas for outdoor dining and recreation.

Situated within a popular residential setting, the property is conveniently positioned within walking distance of a range of local amenities, including shops, bus services and every day facilities.

Offered freehold and with no forward chain, this is an excellent opportunity for those seeking a comfortable, immaculate home that is ready to move straight into, with the added appeal of easy day-to-day living and minimal ongoing maintenance. With a motivated seller, early viewing is highly recommended to fully appreciate the accommodation and position on offer.



## RECEPTION HALLWAY

**10' 11" x 5' 7" (3.33m x 1.7m)**

A welcoming reception hallway is accessed via a UPVC double-glazed front door with borrowed-light windows to the side. Oak flooring runs through the hallway, which provides access to all principal rooms. There is a useful coat cupboard incorporating the gas meter, while the upgraded electrical consumer unit is housed separately within its own cupboard.

## LOUNGE/DINER

**19' 10" x 11' 10" into chimney recess (6.05m x 3.61m)**

A particularly generous and versatile reception room providing ample space for both comfortable seating and dining. The room enjoys a dual aspect, with a UPVC double-glazed window overlooking the front and UPVC double-glazed sliding French doors opening directly onto the rear garden.

Oak flooring continues through the room, while the chimney breast and feature fireplace provide an attractive focal point. The smooth, coved ceiling completes the room, with the French doors providing a wonderful connection with the south-facing garden.

## KITCHEN

**13' 10" x 11' 5" into door recess (4.22m x 3.48m)**

A high-quality fitted kitchen comprising a range of wooden base units beneath granite worktops, complemented by matching wall-mounted cupboards.

The kitchen benefits from a good range of integrated appliances, including a concealed fridge/freezer and electric fan oven, dishwasher and space for a washing machine. There is a four-ring gas hob with stainless-steel splashback and a complementary chimney-style extractor hood.

A UPVC double-glazed window overlooks the rear garden, while an obscure-glazed UPVC double-glazed door provides useful side access. The room is finished with tiled flooring, recessed spotlights, a smooth ceiling and radiator, with a glazed oak door leading into the reception hallway.



## BEDROOM ONE

**13' 1" x 10' (3.99m x 3.05m)**

A generous principal bedroom with a range of fitted wardrobes, radiator and UPVC double-glazed window. The room has a smooth, coved ceiling and provides ample space for a double bed and additional bedroom furniture.

## BEDROOM TWO

**10' 7" x 10' 0" (3.23m x 3.05m)**

A well-proportioned double bedroom with UPVC double-glazed window, radiator and smooth, coved ceiling.





### **BEDROOM THREE**

**10' 6" x 8' 10" (3.2m x 2.69m)**

A useful third bedroom with UPVC double-glazed window, radiator and smooth, coved ceiling. Oak flooring continues into the room, providing a versatile space suitable for use as a bedroom, home office or study.

### **FAMILY BATHROOM**

**8' 3" x 7' 3" (2.51m x 2.21m)**

A beautifully presented, fully tiled family bathroom fitted with a four-piece white suite comprising a contemporary floating wash hand basin, low-level flush WC, bath with chrome taps and shower attachment, together with a separate corner shower cubicle with glazed enclosure and T-bar shower. There are two obscure UPVC double-glazed windows, an extractor fan and chrome heated towel rail.

### **OUTSIDE**

The property is approached over a large front driveway, providing generous off-road parking and leading to a detached garage.

The enclosed rear garden enjoys a southerly aspect and has been attractively landscaped with ease of maintenance in mind. There is a good selection of mature planting, an AstroTurf lawned area and ample space for outdoor dining and recreation.

The south-facing orientation makes this an especially attractive outdoor space, while the sliding French doors from the lounge/diner create a natural connection between the principal living accommodation and garden.

### **THE LOCAL AREA**

Ferncroft Gardens is situated within the established residential area of Northbourne, Bournemouth, offering a pleasant residential setting with convenient access to the wider amenities of Bournemouth and surrounding areas.

The surrounding area provides a good selection of every day facilities, including local shops, schools, bus services and recreational spaces. More extensive shopping can be found at Castlepoint Shopping Park, with its wide range of national retailers, restaurants, cafés and other services.

Bournemouth town centre and the coast are also readily accessible, providing access to the area's renowned beaches, seafront, gardens, leisure facilities and extensive choice of restaurants and entertainment.

For outdoor recreation, Redhill Park, Queen's Park and Pelhams Park provide attractive green spaces for walking, leisure and recreation, while the wider Stour Valley offers further opportunities to enjoy the surrounding countryside.

The area is also well served by a selection of schools, including Hill View Primary Academy and The Bourne Academy, with further educational options available across Bournemouth.

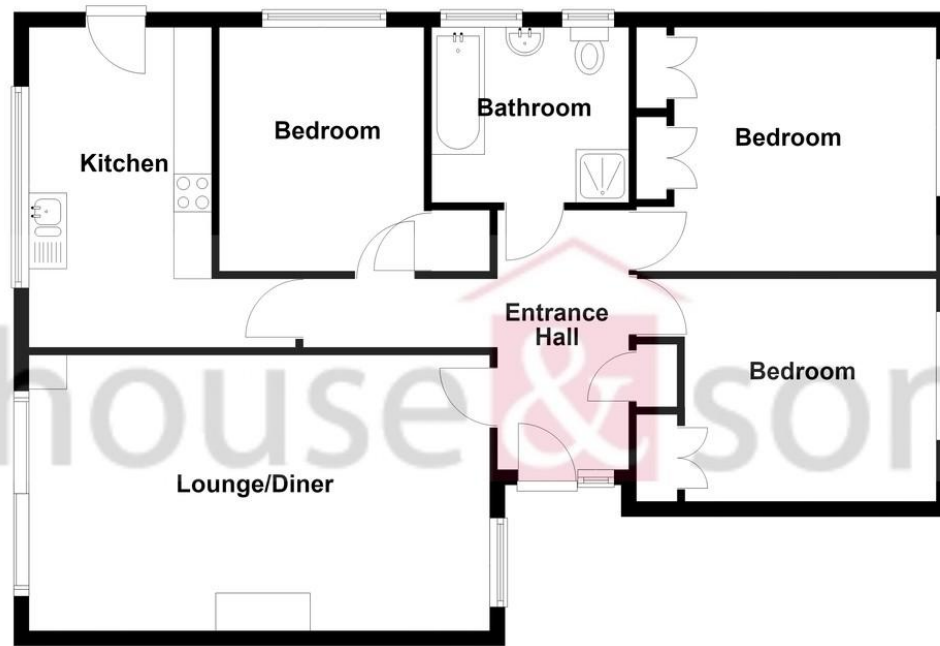
### **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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## Ground Floor



Total area: approx. 84.3 sq. metres (907.3 sq. feet)

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Plan produced using PlanUp.

## Energy performance certificate (EPC)

|                                                |               |                     |                          |
|------------------------------------------------|---------------|---------------------|--------------------------|
| 7 Ferncroft Gardens<br>BOURNEMOUTH<br>BH10 6BZ | Energy rating | Valid until:        | 1 September 2036         |
|                                                | <b>D</b>      | Certificate number: | 0390-2532-9610-2006-0675 |

|                  |                   |
|------------------|-------------------|
| Property type    | Detached bungalow |
| Total floor area | 84 square metres  |