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**STAPLEFORD AVENUE**

**FERNDOWN, BH22 8BD**



# OFFERS IN REGION OF £475,000

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An opportunity to purchase a well cared for three bedroom detached bungalow in a quiet location close to local shops. The bungalow offers spacious light and bright living accommodation and benefits from a generous plot with a delightful private rear garden.

A feature enclosed and double-glazed arched entrance storm porch and further front door leads into a welcoming entrance hall.

The lounge is located at the front of the property featuring a full height picture window overlooking the front garden. The focal point to this room is the central, stone fireplace.

The kitchen is located at the rear of the bungalow enjoying a dual aspect overlooking the delightful rear garden. The kitchen has been fitted with a range of modern floor and wall units with a concealed pull-out breakfast table and a useful larder cupboard with shelving. A side door leads to the garden.

The bungalow has three good sized bedrooms with bedroom one being a large double bedroom with the benefit of fitted wardrobes and window to the front aspect. Bedroom two is also a good size double bedroom with fitted wardrobes and a window overlooking the rear garden. Bedroom three is a good size single bedroom with a single wardrobe and window to the side aspect and could also be used as a dining room/study.

The bathroom has been modernised and remodelled into a fully tiled luxury shower room with a modern stylish white suite. The bungalow also benefits from having a separate cloakroom so providing two WC's.

Outside the front of the bungalow has a spacious frontage which has been landscaped for minimal maintenance laid mainly to gravel with a large patio area and spacious driveway providing off road parking for numerous vehicles leading to a detached single garage with a remote controlled up and over door.



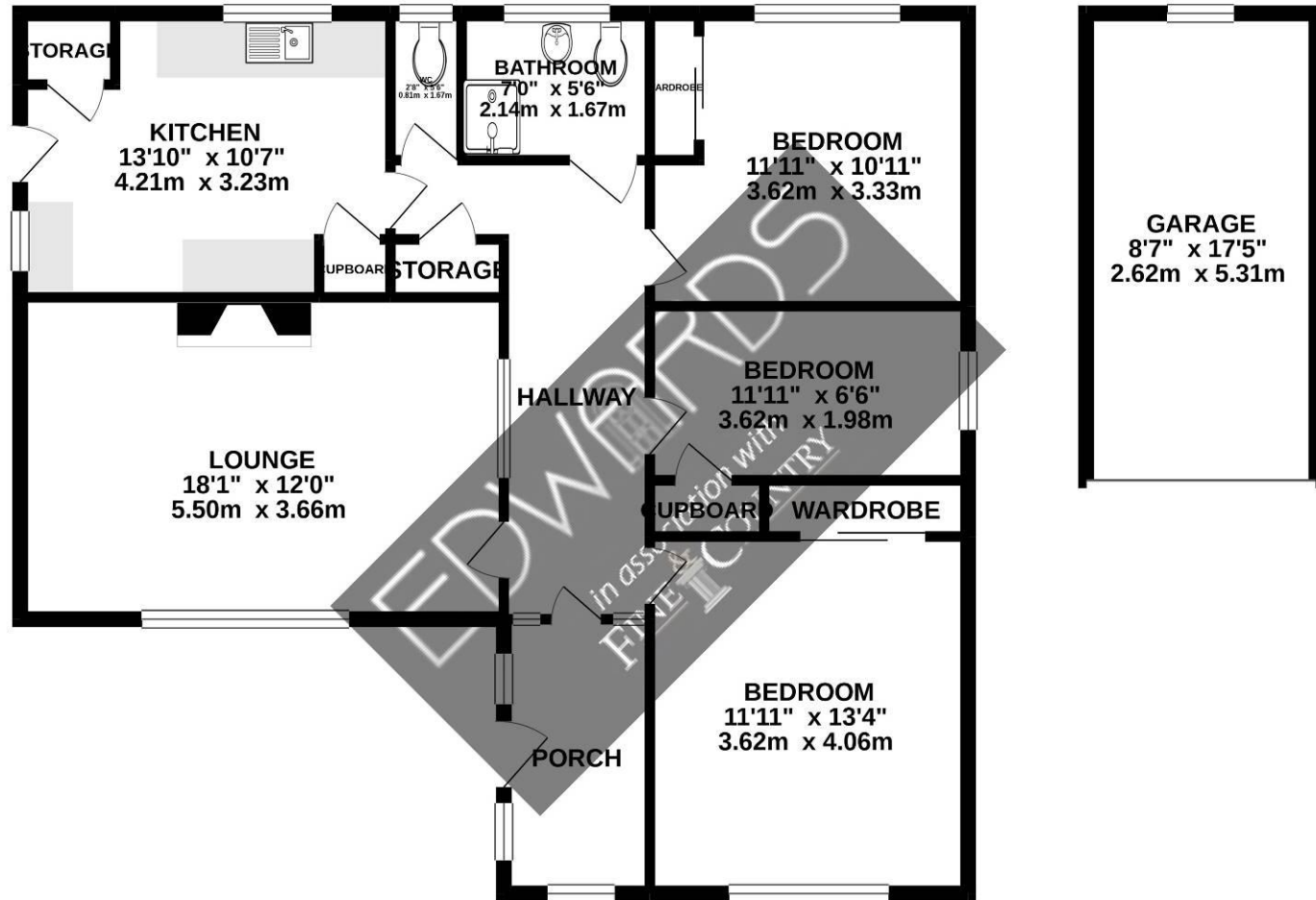
The delightful garden is a particular feature of the property being of a generous size measuring approximately 60ft by 55 ft with a large patio area immediately adjacent to the rear of the bungalow leading out to the remainder which is laid to lawn with shrub borders.

Ferndown town centre is within a short drive, a vibrant shopping centre with independent shops and businesses complemented by national retailers such as Tesco and Marks and Spencer Food. The town also boasts a championship golf course of 27 holes ranked within the top 100 courses in the UK and Ireland. Further amenities include sports centre and facilities, pubs and restaurants. Ferndown is conveniently located within close proximity of the market towns of Ringwood and Wimborne and has good road links to both Bournemouth and Poole.

Energy Performance Rating: E



**GROUND FLOOR**  
1118 sq.ft. (103.9 sq.m.) approx.



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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**Ferndown Sales Office**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)

01202 855595 • [info@edwardstates.com](mailto:info@edwardstates.com)