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**CHINE WALK**

FERNDOWN, BH22 8PU



# ASKING PRICE £750,000

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- FIRST TIME TO THE MARKET FOR APPROX. 50 YEARS
- UNIQUE 3 BEDROOM DETACHED PROPERTY
- POTENTIAL TO EXTEND/MODERNISE (STPP)
- DESIRABLE LOCATION
- CENTRAL COURTYARD & POND
- SEPARATE THROUGH UTILITY ROOM
- 2 RECEPTIONS
- GENEROUS THROUGH GARAGE
- PRIVATE WELL KEPT GROUNDS
- VIDEO TELEPHONE ENTRY SYSTEM

Located in the highly SOUGHT-AFTER LOCATION of Chine Walk, this charming bungalow presents a unique opportunity for those seeking spacious living in a tranquil setting. The property boasts **THREE WELL-PROPORTIONED BEDROOMS** and **TWO BATHROOMS**, making it ideal for families or those who enjoy having extra space. The property presents a wonderful **OPPORTUNITY TO MODERNISE AND EXTEND (STPP)**.



As you enter, you are greeted by a large entrance porch that leads to a welcoming seating area, The heart of the home is the kitchen/breakfast room, featuring distinctive 70's style brown and cream units, a double sink, electric hob, and double oven. There is ample space for a dishwasher and large fridge/freezer, as well as room for a dining table, making it perfect for family meals.

The dining room offers delightful views of the front garden and courtyard, while the dual-aspect sitting/living room, with its large picture windows and exposed brick fireplace, provides a warm and inviting atmosphere. The courtyard, visible from multiple rooms, complete with an ornamental pond that enhances the peaceful ambiance and floods the interior with natural light.

The bedrooms are generously sized, with the master bedroom featuring an expanse of built-in wardrobes and a hidden en-suite bathroom that, while functional, is in need of modernisation. The second bedroom is a large double with built-in wardrobes, and the third bedroom, also with built-in wardrobes, could serve as a comfortable double room.

Outside, the property is set within well-kept grounds, featuring a block-paved driveway with electric wrought iron gates for added privacy. The garage, with both front and rear access, leads to a delightful area of fruit trees, while the remainder of the garden is predominantly laid to lawn, complemented by patio areas for outdoor enjoyment.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: G

Tenure: Freehold

Accessibility / Adaptations: Lateral living, level access

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Conservation area: No

Immediate Remedial Work: It is worth noting that some immediate remedial work is required to the entrance porch and also with the rattle windows overlooking the courtyard and some soffits and fascias. There are also some taps in the bathrooms which do not work and will need replacing.

Potential buyers should consider obtaining costings prior to making an offer.

Listed building: No

Tree Preservation Order: No

Parking: Private gated driveway & garage

Utilities: Mains Electricity, Mains Gas, Mains Water

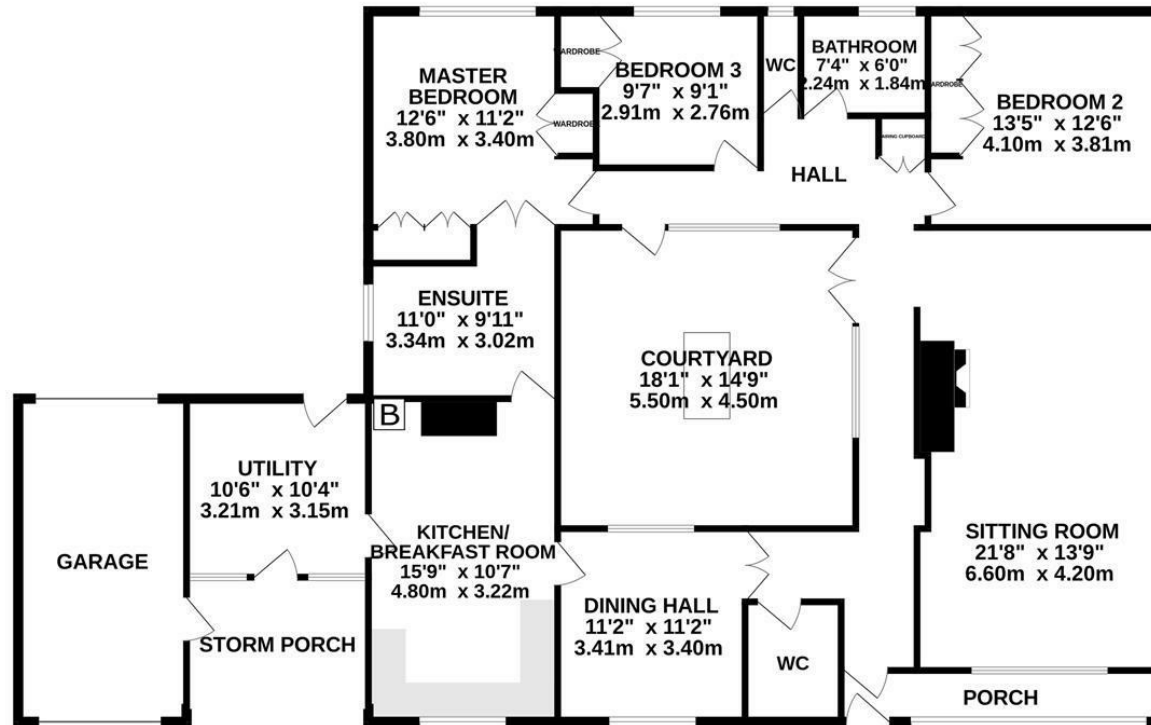
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



GROUND FLOOR  
2233 sq.ft. (207.5 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Ferndown Office**

404 Ringwood Road, Ferndown, Dorset, BH22 9AU • [www.edwardstates.com](http://www.edwardstates.com)  
01202 855595