

Monkton Close

Ferndown, Dorset, BH22 9LL



HEARNES

WHERE SERVICE COUNTS



“Charming detached 1950’s residence combining a wealth of character features with modern fittings and a 19’9 x 18’8 detached garage/workshop”

FREEHOLD GUIDE PRICE £720,000 - £740,000

Rare opportunity to acquire a traditional detached family home providing four first floor bedrooms, 2 bathrooms and 3 receptions, with no forward chain.

“Timberham” is set within mature grounds on a well-proportioned corner plot within convenient access of Ferndown town centre and schools, regular bus routes, Sainsburys Superstore and the A31 commuter routes to Wimborne, Ringwood and Bournemouth

Ground Floor

- **Original storm porch** with front door
- **Entrance hall**
- **Lounge** with triple aspect replacement double glazed windows, exposed beamed ceilings and wooden floor, impressive brick fireplace recess with wood burner and timber mantle
- **Dining room**, delightful dual aspect room with double glazed sliding doors to a private section of patio and garden and door to:
- **Study/office room**, double glazed window overlooking rear garden
- **Kitchen/breakfast room**, bespoke cottage style kitchen comprising a range of base and wall mounted units, with adjoining worktops, butlers sink with double glazed window above, range cooker with brick canopy, 2 cupboards with recess for American style fridge freezer, exposed beams, plumbing for dishwasher, tiled flooring, door to adjacent utility room
- **Utility room** space for plumbing for washing machine/dryer, gravity fed Kingfisher boiler system, worktop, single unit, double glazed door and window
- **Shower room** convenient ground floor facility, comprising shower cubicle, low level WC and wash hand basin, partial wood panelling, double glazed window
- **Returning staircase** to first floor with two walk-in storage eaves cupboards on the half landing

First Floor

- **Bedroom one** – dual aspect double glazed windows, exposed wood flooring, door to:
- **Ensuite bathroom** with panelled bath, centre tap and wall mounted shower unit, glazed screen, low level WC, tiled floor and main walls, twin mono bloc sink units, chrome towel rail
- **Separate WC**
- **Bedroom two** – charming dual aspect, double glazed window, two single cupboards to both sides of the bed recess
- **Bedroom three** – double glazed window, wood laminate flooring
- **Bedroom four** – double glazed window
- **Family bathroom** with Victoriana style matching sink, panelled bath with central taps and shower attachment, glazed screen, panelled wash hand basin, Victoriana style radiator and towel rail, mosaic style contrasting wall tiles and slate style fencing

COUNCIL TAX BAND: E

EPC RATING: E

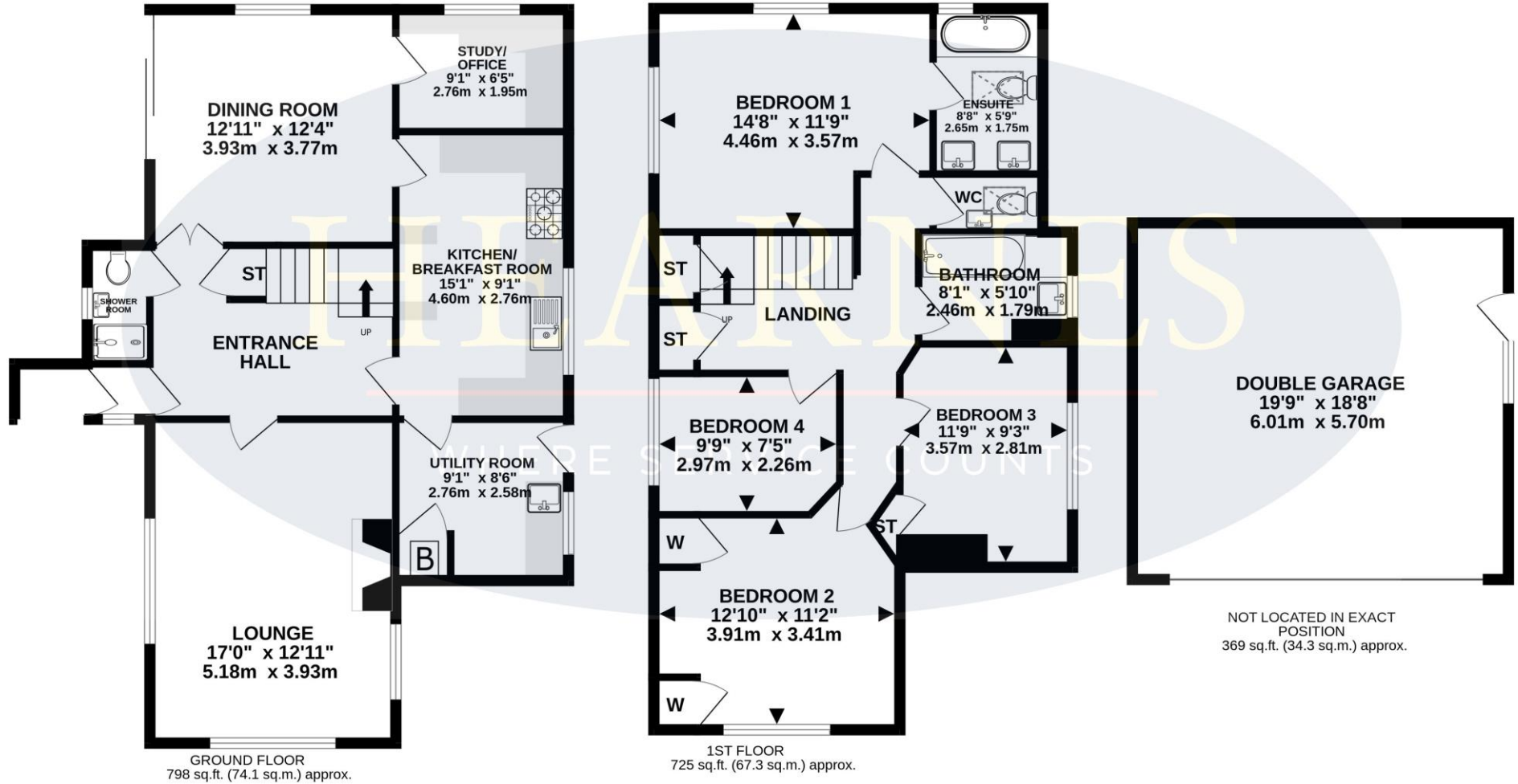




TOTAL FLOOR AREA : 1891 sq.ft. (175.7 sq.m.) approx.

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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Outside

The property sits centrally in a well-proportioned corner plot which provides several different areas of garden. There is a patio on one side aspect, ideal for entertaining, a section accessed from the dining room where there is space to extend (STPP), attractive level lawned garden with block paved patio facing due South.

Detached double garage with automated double door, side door and eaves space ideal for conversion. The driveway provides secure parking for several vehicles, including a motorhome, through an electric sliding double width door and electric hook-up for a vehicle.



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