

Stanfield Road

Ferndown, Dorset BH22 9PA



HEARNES

WHERE SERVICE COUNTS



“A recently modernised and versatile 2,100 sq ft family home occupying a good sized plot measuring 0.27 of an acre”

FREEHOLD PRICE £650,000

This beautifully finished and immaculately presented four/five double bedroom, two shower room detached chalet bungalow has a detached single garage, car port and driveway providing generous off road parking, whilst occupying a large, secluded plot measuring in excess of ¼ of an acre.

The current owners have recently completed an extensive programme of work to this light, spacious and versatile 2,100 sq ft family home. The plot and position are two particular features. The gardens are immaculately kept and are of a generous size. The property also has the added benefit of solar panels which are owned outright, therefore substantially reducing your utility bills and also providing a yearly income.

- **Four/five bedroom detached family home occupying a plot measuring 0.27 of an acre.**

Ground floor:

- Spacious **entrance hall** with stairs rising to the first floor with a glass balustrade, replacement internal doors leading to all the ground floor rooms with the original double glass stained doors leading through into the kitchen/diner
- 21ft Dual aspect **kitchen/diner**
- The **kitchen area** has been refitted and incorporates ample slimline wood effect work tops with a good range of base and wall units with underlighting, integrated double oven, induction hob with extractor canopy above, recess for fridge/freezer, recess plus plumbing for dishwasher and window overlooking the rear garden, door leading out into the utility room
- The **dining area** has ample space for dining table and chairs, window overlooking the front garden
- 11ft **Utility room** with doors leading to the front and rear gardens. Wall-mounted gas-fired Worcester boiler. Worktop with space and plumbing for washing machine and tumble dryer. Hanging rail and shelving. Door leading through to bedroom/hobby room
- **Bedroom/hobby room** could be used as a generous size double bedroom enjoying a triple aspect and is currently used as a craft room. Potential for self-contained annexe (stpp)
- **Living room** enjoys a triple aspect with a living flame electric log effect fire creating an attractive focal point of the room, sliding patio doors leading out into the conservatory
- **Conservatory** is fully double glazed, has a tiled floor and enjoys views over the private gardens
- **Double bedroom** enjoying a dual aspect with fitted mirror fronted wardrobes with sliding doors and additional storage cupboards
- **Single bedroom** enjoying a dual aspect with fitted wardrobes with mirrored sliding doors and additional storage cupboard
- Refitted **shower room** fitted in a stylish white suite incorporating a corner shower cubicle, wall mounted wash hand basin, WC, fully tiled walls

First floor:

- **Landing** with fitted wardrobes with mirror sliding doors. Within the wardrobe there is a door giving access to a large eaves storage space
- 15ft **Double bedroom** with access into two eaves storage spaces
- Additional **double bedroom** also with access into the eaves for useful storage
- **Shower room** refitted in a stylish white suite incorporating a large shower cubicle, WC, wall mounted wash hand basin, fully tiled walls

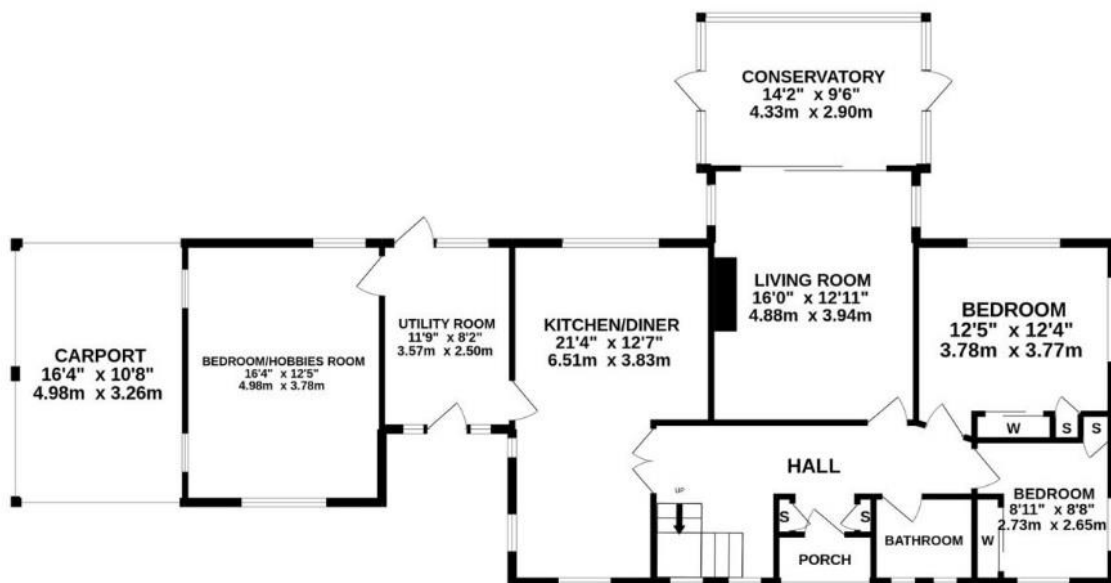
COUNCIL TAX BAND: D

EPC RATING: D

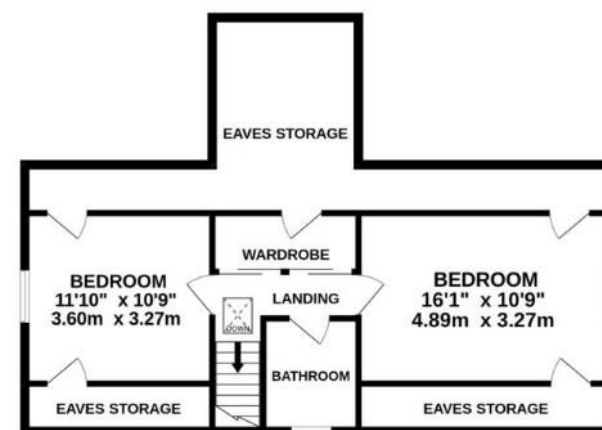




GROUND FLOOR
1471 sq.ft. (136.6 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 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 rear garden measures approximately 90ft x 40ft faces a southerly aspect. Adjoining the rear of the property there is a generous size patio area. Also within the garden there is a potting shed, greenhouse, detached garage and secure lockable storage shed. Within the rear garden there is a good size area of lawn bordered by well stocked flower beds. The lawn continues round to join the side garden
- The side garden faces a westerly aspect and measures approximately 85ft x 45ft, is predominantly laid to lawn and bordered by well stocked flower beds. Within the side garden there is a patio, vegetable plot, compost area and greenhouse
- Double wooden gates open onto a front driveway which provides generous off road parking which in turn leads up to a car port and detached single garage
- Detached single garage has a metal up and over door
- Further benefits include; double glazing, a gas fired heating system with replacement UPVC fascias & soffits, a security alarm and the property also has solar panels which are owned outright also providing an approximate yearly income of £826 per annum

Ferndown offers an excellent range of shopping, leisure and recreational facilities and highly regarded schools within easy walking distance. Ferndown's town centre is located approximately 1 mile away.



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