

# Queens Road

Ferndown, Dorst BH22 9RT









***“A well proportioned detached family residence providing 2,880 sq ft of flexible accommodation in a prime location close to Ferndown’s town centre”***

**FREEHOLD PRICE OFFERS IN EXCESS OF £800,000**

This well presented home is set within a substantial plot in a commanding position on one of the areas most sought after roads less than 1 mile from Ferndown offering five first floor bedrooms, three reception rooms, 25ft 10in bespoke kitchen/breakfast/dining room, two en-suites and family bathroom, double garage, driveway with generous parking for numerous vehicles.

- **A substantial detached family home with south west facing private garden and exceptional frontage**

**Ground floor:**

- **Reception hallway** with two cloak cupboards and oak effect flooring
- **Cloakroom** fitted in a modern white suite and double glazed porthole window
- 25ft 3in x 12ft 10in **Dual aspect lounge** with central feature fireplace and double glazed sliding patio doors overlooking and accessing the rear garden
- 25ft 10in x 13ft 9in **Kitchen/breakfast/dining room** with exceptional bespoke fitted kitchen with island unit comprising a substantial range of base and wall units with contrasting granite worktops, raised double oven, ceramic hob, further range of cupboard housing space and plumbing for washing machine, dryer, water softener, combination gas boiler and additional concealed and integrated fridge and freezers, two double windows and space for family sized dining table and chairs, convenient access to the rear garden room
- **Garden room** with pleasant views over the rear garden, double glazed patio doors and door to the side, wood laminate flooring
- **Snug/additional dining room**, double glazed window overlooking the rear garden

**First floor:**

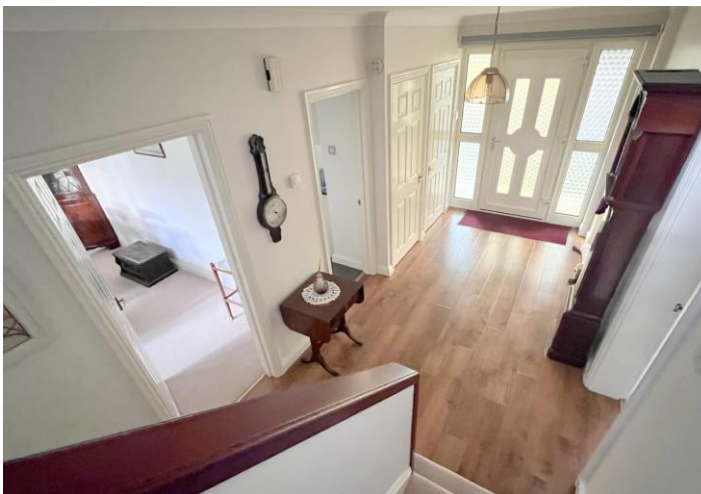
- **Landing** returning staircase to reception area and hall
- 21ft **Main bedroom** with dual aspect with door to dressing area, wardrobe and walk-in close, door to en-suite
- Spacious **en-suite bathroom** fitted in a modern suite comprising shower cubicle and bath, WC and wash hand basin with vanity unit beneath, internal velux windows
- **Bedroom two** with double glazed window to the front aspect and door into the en-suite
- En-suite shower room comprising shower cubicle, WC and wash hand basin
- **Bedroom three** with double glazed window to the rear aspect
- **Bedroom four** with double glazed window to the front aspect
- **Bedroom five** with double glazed window to the front aspect
- **Family bathroom** fitted in a modern white suite comprising ‘P’ end bath and shower screen, vanity unit incorporating WC and Wash hand basin, double glazed window to the front aspect

**COUNCIL TAX BAND: G**

**EPC RATING: E**









TOTAL FLOOR AREA : 2883 sq.ft. (267.8 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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GROUND FLOOR  
1624 sq.ft. (150.9 sq.m.) approx.

1ST FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.









## Outside

- The property is set centrally within a superb mature **plot measuring 0.29 of an acre** providing excellent seclusion with a south westerly facing rear garden
- **The front driveway** is accessed through low brick pillars providing secure parking for several vehicles including a large motorhome, mature shrub borders against a brick perimeter and gated access to the rear
- **Double garage** with modern up and over electric door, power and lighting a double glazed window and door to the garden

The property is positioned amidst other substantial detached homes of various designs in this sylvan setting which has an air of tranquility yet is extremely convenient for Ferndown Town Centre.

Ferndown has an excellent array of shopping, leisure and recreational facilities as well as a Championship Golf Course on Golf Links Road. Ferndown is located approximately 0.6 of a mile away.





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