



HEARNES

WHERE SERVICE COUNTS

Ringwood Road, Ferndown
Dorset, BH22 9AE

FREEHOLD

GUIDE PRICE £350,000

This charming character mid-terrace house provides three first floor bedrooms served by a family bathroom with a further 4th ground floor bedroom/study and an impressive versatile open plan living/dining and kitchen area with access to the exceptional 109ft rear garden that backs onto heathland ideal for dog walking.

The property is set back from the road in a small lane with access to a private garage and parking available.

Other benefits include; double glazing, gas central heating, exposed wooden flooring and convenient access to M&S Food Hall, Ferndown town centre and regular bus services.

Ground Floor

- **Entrance hall**
- **15ft Lounge** which overlooks the front garden with a Victorian style open fireplace, tiled inserts, hearth and wooden surround creating an attractive focal point
- 20ft x 16ft L-shaped open plan **modern kitchen/dining room**
- **Kitchen area** fitted in a comprehensive range of wall and floor mounted units with adjacent worktops in two convenient sections, integrated Neff double oven and inset gas hob, extractor over, plumbing for washing machine and dishwasher, space for a tumble dryer, space for fridge/freezer, sink unit with double glazed window above and double glazed door to the garden
- The **dining area** has ample space for a dining table and chairs
- **Study/fourth bedroom** located on the ground floor, double glazed windows to the side and rear elevation

First Floor

- **Bedroom one** with double glazed window
- **Bedroom two** with double glazed window
- **Bedroom three** double glazed window and recess for cupboard
- **Family bathroom** refitted in a stylish white suite to incorporate a panelled bath with shower over, pedestal wash hand basin, wc and exposed wooden floorboards
- **Rear garden** which is a superb feature of the property as it measures approximately **109ft in length**, providing an excellent degree of seclusion and is fully enclosed. Adjacent to the rear of the property there is a paved patio area, with the remainder of the garden mainly laid to lawn with a path leading down to a useful garden store measuring approximately 12ft x 9ft. At the far end of the garden there is a rear pedestrian access leading out to a shared rear service lane
- A **single garage** in a nearby block is accessed via the shared rear service lane, with a metal up and over door with parking in front
- Double glazing and a gas-fired central heating system

Ferndown's town centre is located less than ½ a mile away, offering an excellent range of shopping, leisure and recreational facilities. Marks & Spencer's Food Hall is located approximately 500 metres away.

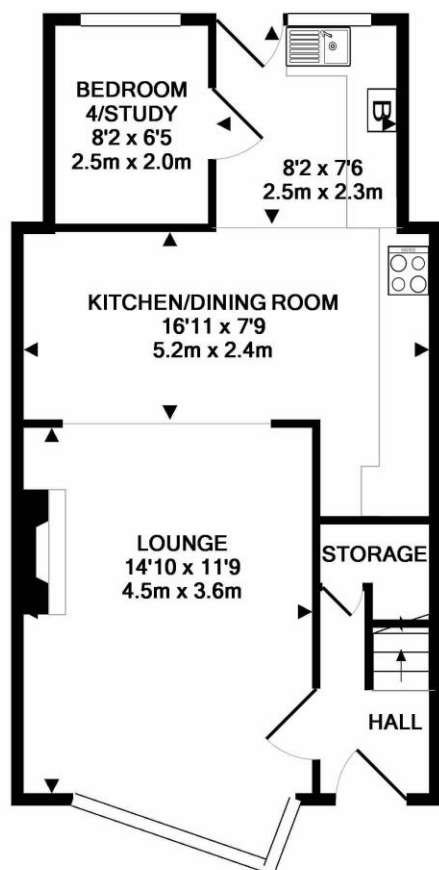
COUNCIL TAX BAND: C

EPC RATING: C

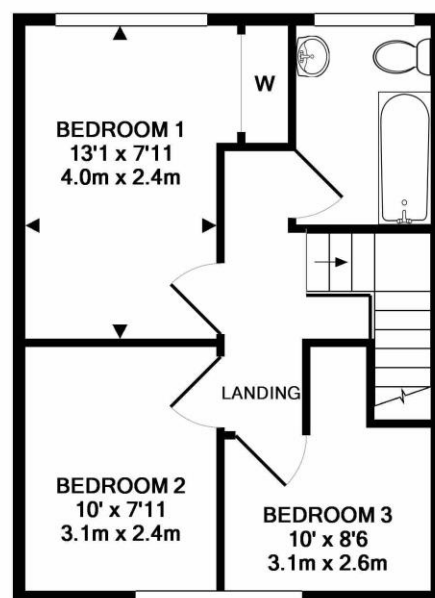
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“A wonderful extended cottage style home with modern open plan kitchen/living space, 109ft rear garden and garage”





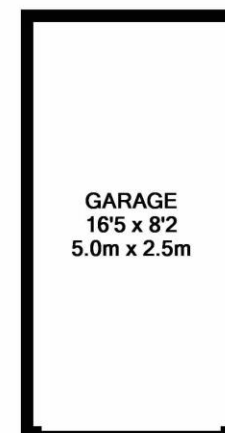
GROUND FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.8 SQ.M.)



LOCATED IN REAR GARDEN
APPROX. FLOOR
AREA 117 SQ.FT.
(10.9 SQ.M.)



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 135 SQ.FT.
(12.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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