

# Whincroft Drive

Ferndown, Dorset BH22 9LH



**HEARNES**

WHERE SERVICE COUNTS



# *“A 2,500 sq ft versatile family home occupying a secluded private plot measuring in excess of ¼ of an acre”*

**FREEHOLD**  
**GUIDE PRICE £900,000**

An immaculately presented and extremely spacious five double bedroom, three bathroom, two reception room detached family home with private garden, double garage and driveway providing generous off road parking whilst sitting proudly on a secluded private plot measuring in excess of ¼ of an acre enjoying a sought after location close to all Ferndown’s facilities.

Woodside offers over 2,500 sq ft well-proportioned and versatile accommodation. An early viewing of this fantastic family home is strongly recommended to fully appreciate the overall size and secluded plot.

- **A 2,500 sq ft five double bedroom detached family home on a plot measuring in excess of ¼ of an acre**

## **Ground floor:**

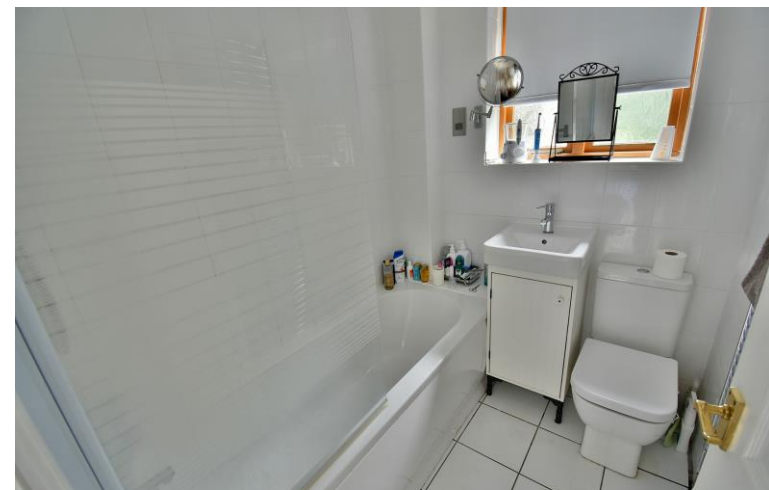
- **A large reception hall**
- **Impressive 19ft 11in dual aspect lounge** with views over the front garden and sliding patio doors leading out into the rear garden
- **Separate dining room** with views over the front garden
- **20ft Kitchen/breakfast room** incorporating ample worktops, good range of base and wall units, range cooker with extractor canopy above, recess for fridge/freezer, recess and plumbing for dishwasher, space for breakfast table and chairs, coat cupboard, double glazed windows overlooking the rear garden, a door through to the dining room and a further door leading through into the utility room
- **Good size utility room** which in turn leads through into the inner lobby which has a door into the double garage, staircase leading to the first floor accommodation and a door leading out into the rear garden
- **Bedroom 4 - Double bedroom** enjoying a view over the front garden
- **Ensuite bathroom** finished in a white suite incorporating panelled bath, WC, wash hand basin with vanity unit beneath, with built-in shower over the bath
- **Bedroom 5 - Additional double bedroom** which could also be used as an office and enjoys a view over the rear garden

## **First floor:**

- **The main staircase** leads up from the reception hall to the main landing, whilst the second set of stairs lead upstairs from the inner lobby
- **Bedroom three** - is a 17ft large double bedroom with staircase accessed from the ground floor which could be used as an office. As this is a private room it could also be used separately as it has its own entrance.
- **Bedroom two - 14ft double bedroom**
- **Jack & Jill ensuite bathroom** incorporating a panelled bath, with shower attachment, WC and wash hand basin
- **Bedroom one - Impressive 20ft 9in main bedroom** with walk-in dressing room
- **Extremely spacious family bathroom/shower room** incorporating a corner bath, separate shower cubicle, WC and wash hand basin

**COUNCIL TAX BAND: G**

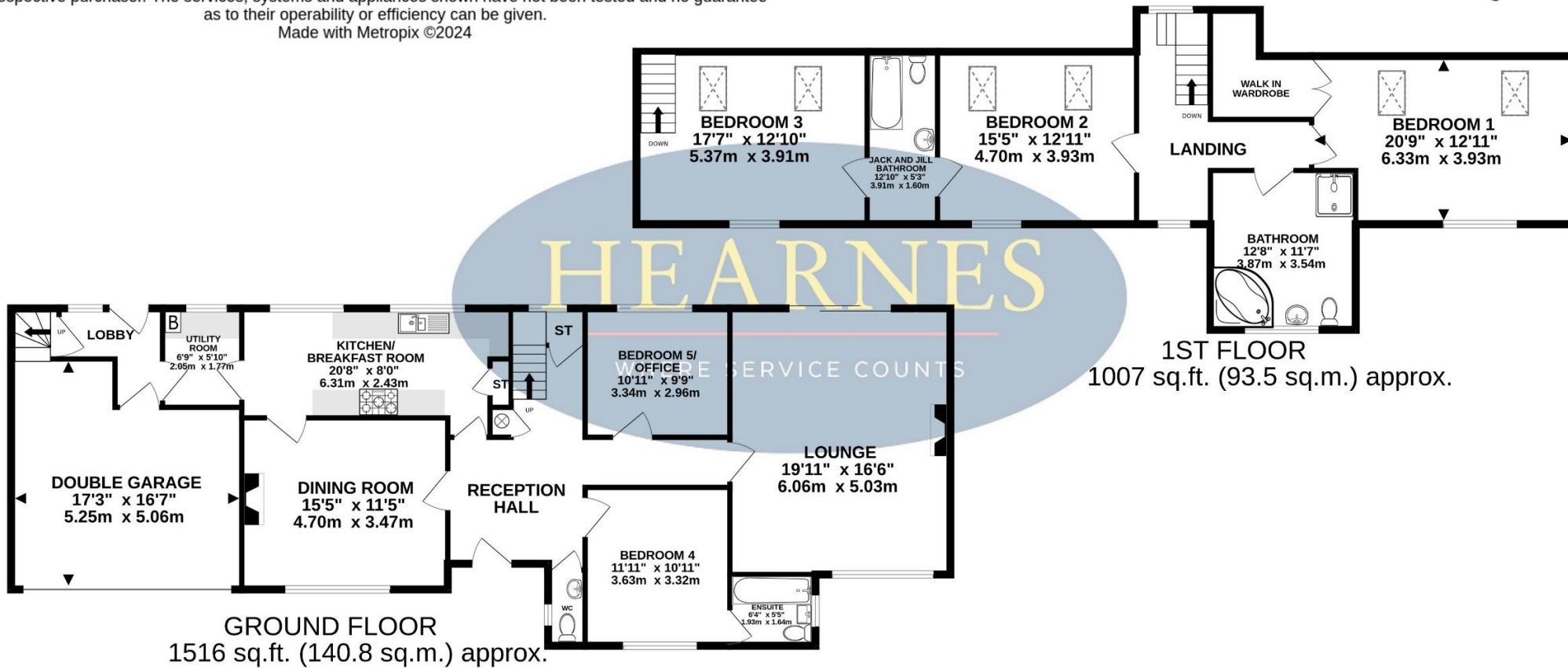
**EPC RATING: D**





TOTAL FLOOR AREA : 2522 sq.ft. (234.3 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.  
 Made with Metropix ©2024







## Outside

- Double wooden gates open onto a **front graveled driveway** which provides generous off-road parking for several vehicles and in turn leads up to an integral double garage
- There is a **large area of front lawn with a decked seating area**. The front garden leads round to an area of side garden which in turn continues round to join the rear garden
- **The rear garden** offers an excellent degree of seclusion and measures approximately 120ft in width x 35ft in depth. The garden itself is predominantly laid to lawn and enclosed by mature shrubs and fencing
- **Integral double garage** has light and power, electrically operated up and over door and internal door leading through into the property
- **Further benefits include;** double glazing, gas fired central heating system and security alarm

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately half a mile away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne