

Ringwood Road

Ferndown, Dorset, BH22 9AY



HEARNES

WHERE SERVICE COUNTS



“A 2,400sq ft family home occupying a plot which is approximately ⅓ of an acre, approximately 450 metres from the town centre”

FREEHOLD PRICE £675,000

A superbly positioned and generous sized four double bedroom, three bathroom, two reception room detached chalet bungalow with a single garage, generous off-road parking and enclosed gardens, situated on a plot approaching 1/3 of an acre. Whilst tucked away in a convenient location approximately 450 metres from Ferndown's town centre.

Edens Acre is set back approximately 200ft from the road and is approximately 2,400sq ft. The property has undergone a number of improvements and offers light, spacious and versatile accommodation, whilst situated in a sought-after town centre location. The property comes to the market offered with no onward chain.

- **2,400 sq ft four double bedroom detached chalet bungalow occupying a plot which is approaching 1/3 of an acre, with no chain.**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **17ft Modern kitchen/breakfast room** incorporating extensive wood block work surfaces, a good range of high gloss base and wall units and a central island unit which continues around to form a breakfast bar. There is an excellent range of integrated appliances to include Siemens electric hob and extractor canopy above, Bosch oven, Neff microwave, dishwasher, wine fridge and fridge/freezer, attractive tiled splashbacks and windows overlooking the front garden
- **21ft Dual aspect lounge** with a living flame log effect gas fire, fitted storage and shelving either side, a bay window offering a pleasant outlook over the rear garden
- **23' Dining room** with ample space for a dining table and chairs and stairs rising to the first floor and two sets of French doors opening out into the rear garden
- Good sized **utility room** with sink unit, recess and plumbing for a washing machine, cupboard housing a wall-mounted gas-fired boiler and water softener, cupboard housing a pressurised hot water tank, tiled floor and a double glazed door leading out to the store room/home office
- **Office/Gym** with radiator, tiled floor and a door leading out to the gardens
- **Bedroom one** is a generous sized double bedroom with a bay window overlooking the rear garden
- Spacious and stylish **en-suite bathroom/shower room** incorporating a walk-in shower area with multi-jetted shower, separate shower attachment, panelled bath, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
- **Bedroom four** is a generous sized 16ft double bedroom enjoying a dual aspect
- Family **bathroom/shower room** finished in a stylish white suite incorporating a panelled bath, separate walk in shower area with multi-jetted shower and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring

First Floor:

- **Bedroom two** is a good sized double bedroom with access into the eaves for useful storage
- **Dressing area** with fitted wardrobe
- Spacious and stylish **en-suite bathroom/shower room** incorporating a good sized shower cubicle, panelled bath, wash hand basin with vanity storage beneath, WC and partly tiled walls
- **Bedroom three** is also a double bedroom

Further benefits include double glazing and a gas-fired heating system. The property now also comes to the market offered with no onward chain.

COUNCIL TAX BAND: G

EPC RATING: D

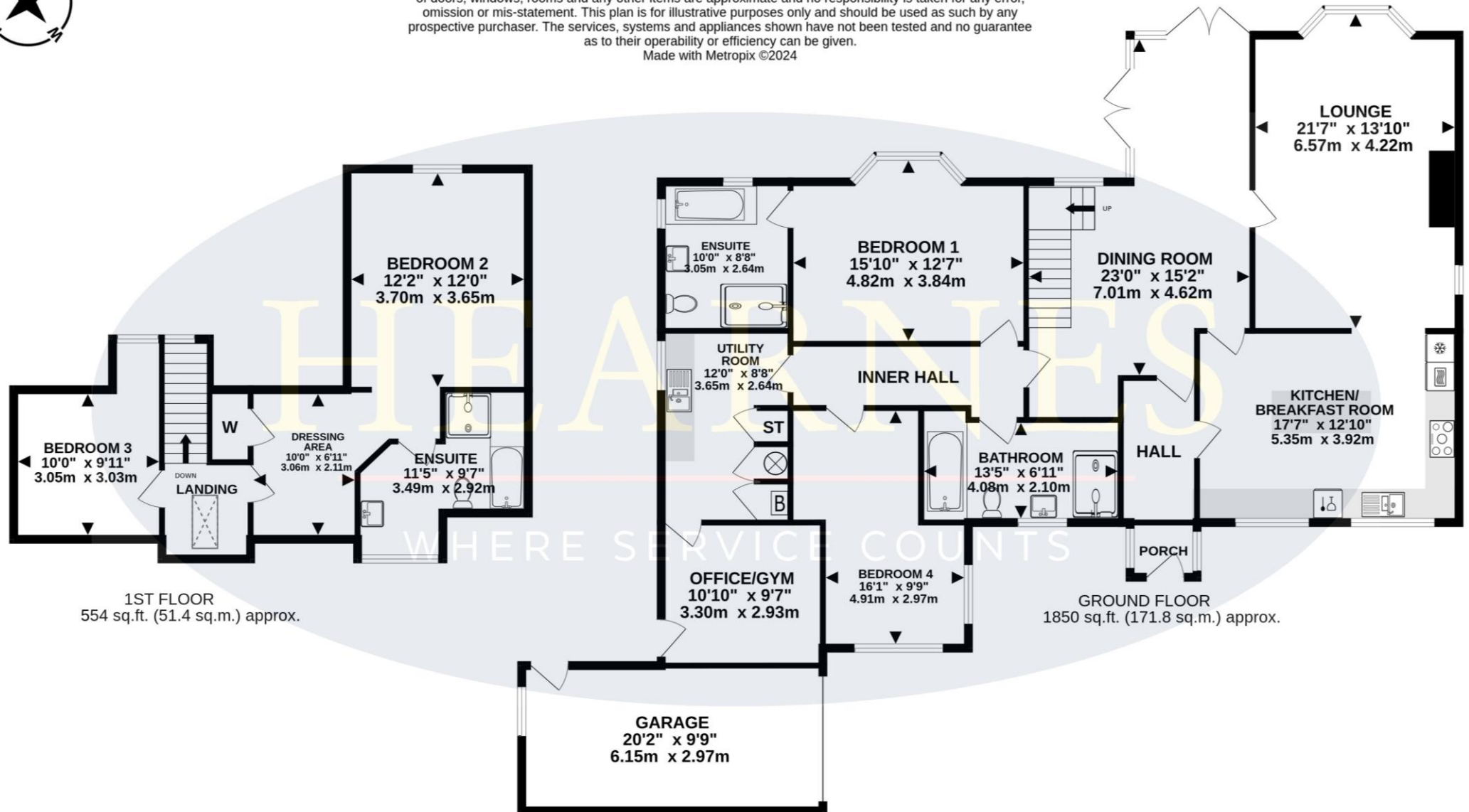






TOTAL FLOOR AREA : 2403 sq.ft. (223.3 sq.m.) approx.

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.
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Outside

- Edens Acre is approached via a 200ft driveway which sets it well back from New Road. At the end of the driveway, double gates open to a front and side driveway which provides generous **off-road parking**. A front driveway leads up to a **single garage**
- There is a **generous sized area of rear and side garden** which extends around two sides of the property forming an L-shape with maximum overall measurement of 130ft x 115ft. The gardens are predominantly laid to lawn with many mature plants and shrubs. Adjoining the rear of the property there is a paved patio. The gardens are fully enclosed by mature shrubs and fencing

Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road, with the Club House located approximately 1 mile away.



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