

Ameysford Road

Ferndown, Dorset BH22 9QA



HEARNES

WHERE SERVICE COUNTS



“A generous sized and immaculately presented family home with an 80ft rear garden”

FREEHOLD PRICE £572,250

This generous sized and immaculately presented three double bedroom, two reception room detached family home has an 80ft enclosed rear garden, single garage and driveway providing generous off road parking.

This superbly positioned family home offers light and spacious accommodation. A particular feature is the larger than average plot with both front and rear gardens immaculately kept and stocked with many attractive plants and shrubs. The property is also conveniently located for all the local amenities to include in the catchment area of local schools with Ferndown Middle & Upper schools within a short distance, Ferndown le.

- **Three double bedroom detached family home with an 80ft enclosed rear garden**

Ground floor:

- **Entrance porch**
- Good size **entrance hall/study area**
- Generous size **ground floor cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath
- 18ft Generous size **lounge** with a double glazed picture window overlooking the front garden. An attractive focal point of the room is a living flame electric fire with a stone surround. Archway through into the dining room
- **Dining area** has sliding patio doors leading out into the rear garden
- **Kitchen/breakfast room** incorporating ample roll top worksurfaces with a good range of base and wall units with underlighting, attractive tiled splashbacks, integrated double oven, hob with extractor hood above, dishwasher, fridge and freezer with space for breakfast table and chairs and double glazed window overlooking the rear garden
- **Generous size utility room** with recess and plumbing for washing machine, recess and outlet for tumble dryer, space for fridge and freezer, tiled floor, double glazed door leading out into the rear garden and internal door leading through into the garage

First floor:

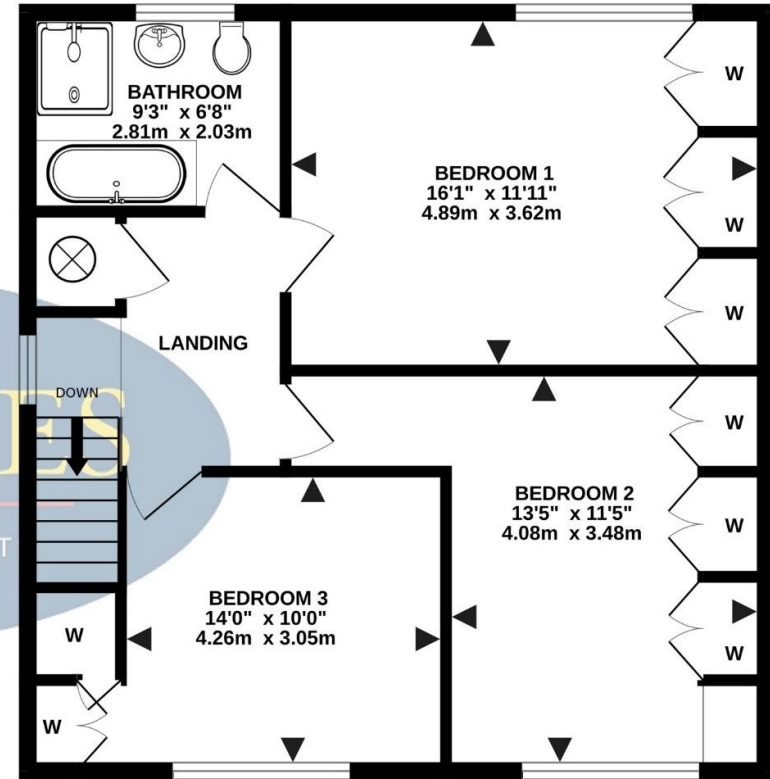
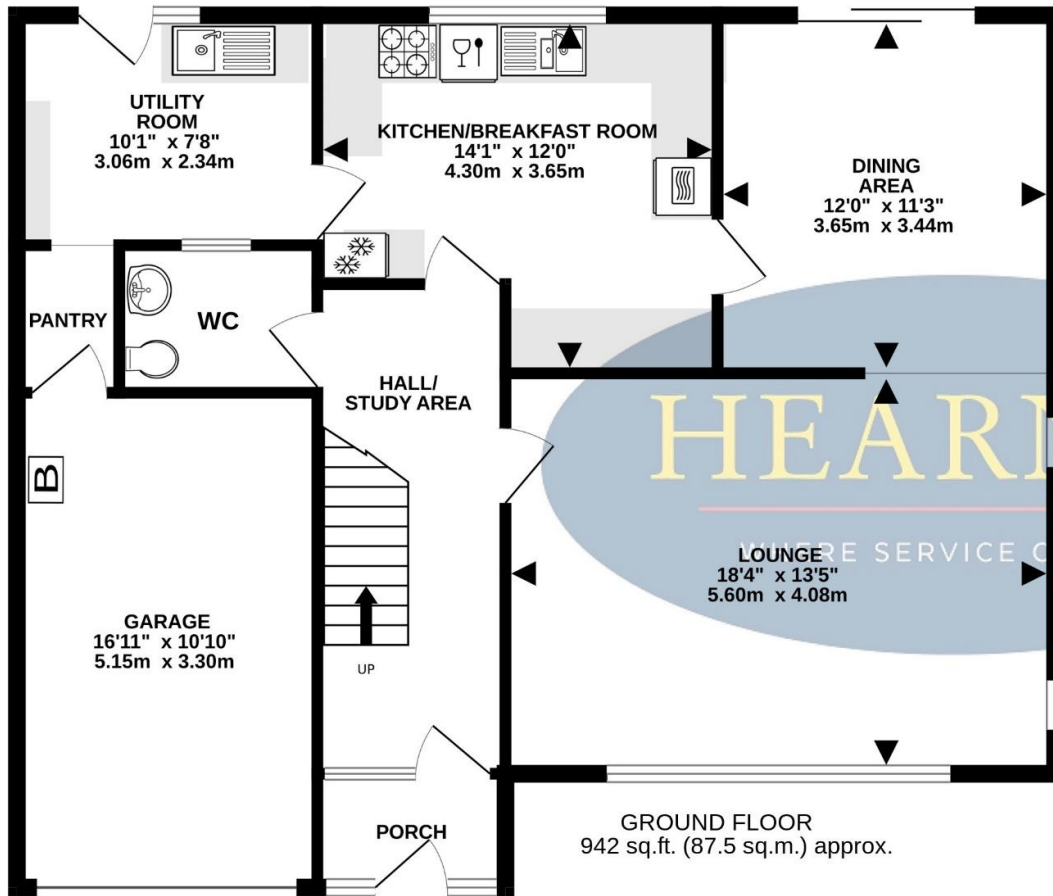
- Generous size first floor **landing**
- **Bedroom one** is a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes and dressing table
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes and drawer storage
- **Bedroom three** is also a double bedroom benefitting from fitted double wardrobe
- Spacious **family bathroom/shower room** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower attachment, corner shower cubicle, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

COUNCIL TAX BAND: E

EPC RATING: C







TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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** is a superb feature of the property as it measures approximately 80ft in length, is fully enclosed and is immaculately kept
- Adjoining the rear of the property there is a **large, paved patio** with a block paved path which continues down to the far end of the garden where there is a **timber storage shed, greenhouse and vegetable plot**. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds. The garden is stocked with many attractive mature plants and shrubs
- **A front block paved driveway** provides generous off road parking and in turn leads up to a single garage
- There is a **good sized area of front lawn**, the garden itself, again, is stocked with many attractive plants and shrubs
- **Further benefits include;** double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately one mile away. The property is located within Catchment for the local schools (Ferndown First, Middle and Upper) all of which are within easy reach from the property. The property is also approximately 600 meters from Ferndown's Leisure Centre and there is public transport to Bournemouth, Wimborne and Ringwood.



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