

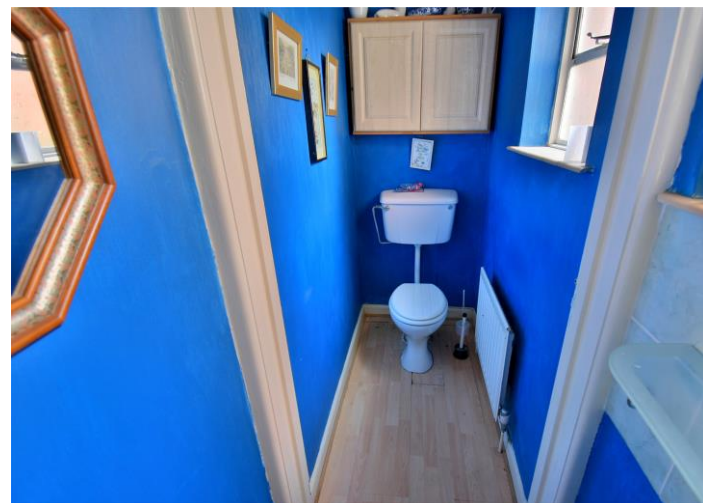
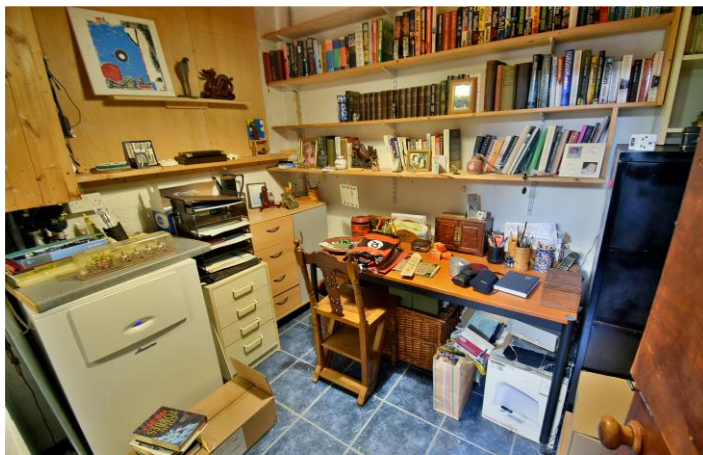
Ringwood Road

Ferndown, BH22 9AF



HEARNES

WHERE SERVICE COUNTS



“A substantially 1,900sq ft family home with a west facing garden on a plot measuring 0.18 of an acre”

FREEHOLD GUIDE PRICE £450,000

This extended and deceptively spacious three bedroom, three reception room semi detached family home has a 65ft secluded west facing rear garden and driveway providing generous off road parking and a single garage. Whilst conveniently located approximately 500 metres from Ferndown’s town centre.

This superbly positioned 1,900sq ft family home offers light, spacious and versatile accommodation whilst sitting centrally on a large and secluded plot measuring 0.18 of an acre. The property now comes to the market offered with no onward chain.

- **A substantially enlarged three bedroom semi detached family home with a 65ft secluded west facing rear garden**

Ground Floor

- **Entrance hall**
- **21’ lounge** with feature fireplace and windows offering a pleasant outlook over the front garden
- Good size separate **dining room** with stairs rising to the first floor
- **Cloakroom** finished in a white suite
- **Family room** with tiled floor and bar area
- **Study** with a tiled floor, and a floor standing gas fired Worcester boiler
- **16’ Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, grill and hob, recess and plumbing washing machine and dishwasher, space for fridge/freezer
- **Inner lobby** with doors leading out to the utility room and sun room
- **14’ Utility room** with base and wall units and door leading out to the garden
- **Conservatory** with radiator and windows offering a pleasant outlook over the rear garden with French doors giving access

First floor

- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a double bedroom benefitting from fitted wardrobes
- **Bedroom three** is a large single bedroom, also benefitting from fitted wardrobes and cupboard storage
- Spacious family **bathroom/shower room** finished in a white suite incorporating panel bath, separate shower cubicle, wc, wash hand basin with vanity storage beneath

COUNCIL TAX BAND: E

EPC RATING: TBC

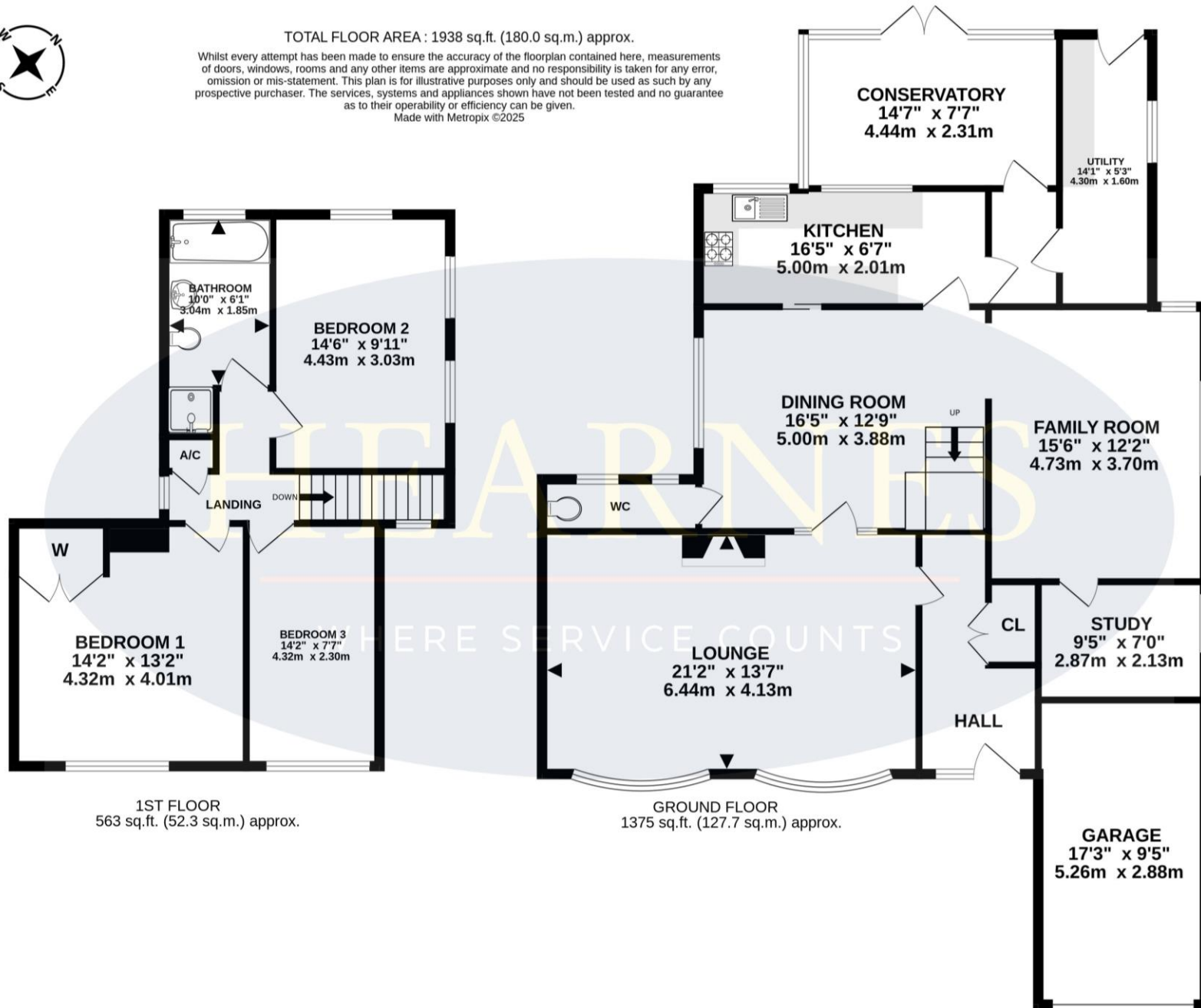






TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

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 faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 65' in length. Adjoining the rear of the property there is a paved patio area which adjoins a block paved seating area, a side path leads round to a side gate.

The remainder of the garden is predominantly laid to lawn, the garden itself is stocked with many attractive ornamental, shrubs and well stocked flower beds. At the far end of the garden, there are further areas of gravelled, paved and decked seating areas. The garden itself is fully enclosed by mature shrubs and fencing and must be seen to be fully appreciated.

The front driveway provides generous off-road parking. There is a well-stocked, attractive front garden with mature plants and shrubs, well stocked flower beds and a pond.

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

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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