

Casterbridge Road

Ferndown, Dorset BH22 8LJ



HEARNES

WHERE SERVICE COUNTS



“Superbly presented detached family home with an attractive, well proportioned rear garden in an extremely convenient location”

FREEHOLD PRICE £575,000

This beautifully presented detached house is set in a popular location on the Chamelias development a short distance from Woodland walks, local schools and regular bus routes with access to both Ferndown and Wimborne as well as Hurn airport and the A31 commuter beyond nearby Parley.

The accommodation comprises four first floor bedrooms serviced by a modern en-suite and family bathroom, a dual aspect cosy living room, separate dining room with double glazed patio doors giving access to the garden and a spacious traditional style kitchen and adjacent utility room.

Other benefits include gas central heating, double glazing, attractive porch, integral garage and driveway providing parking for 2-3 vehicles.

Ground floor:

- **Entrance porch** with tiled step up to the front door
- **Entrance hall**, well proportioned space with stairs to first floor
- Understairs cupboard and door to cloakroom
- **Cloakroom** finished in a white suite comprising wash hand basin, low level WC with an attractive mosaic tiled floor and double glazed window
- **Living room** a delightful dual aspect room with double glazed bay window and feature mock gas effect fireplace with mantle and hearth
- **Kitchen** fitted in a traditional shaker style fitted kitchen comprising a range of floor and wall mounted units with adjacent worktops, tiled splashbacks, integrated oven with inset gas hob and extractor above, one and half bowl sink unit with double glaze window overlooking the garden with space and plumbing for dishwasher and washing machine , tiled flooring. Archway through to the utility room
- **Utility room** with plumbing for washing machine, worktop and sink, wall mounted boiler and double glazed door giving access to the garden
- **Dining room** with double glazed windows either side of double glazed patio doors giving access to and overlooking the rear garden

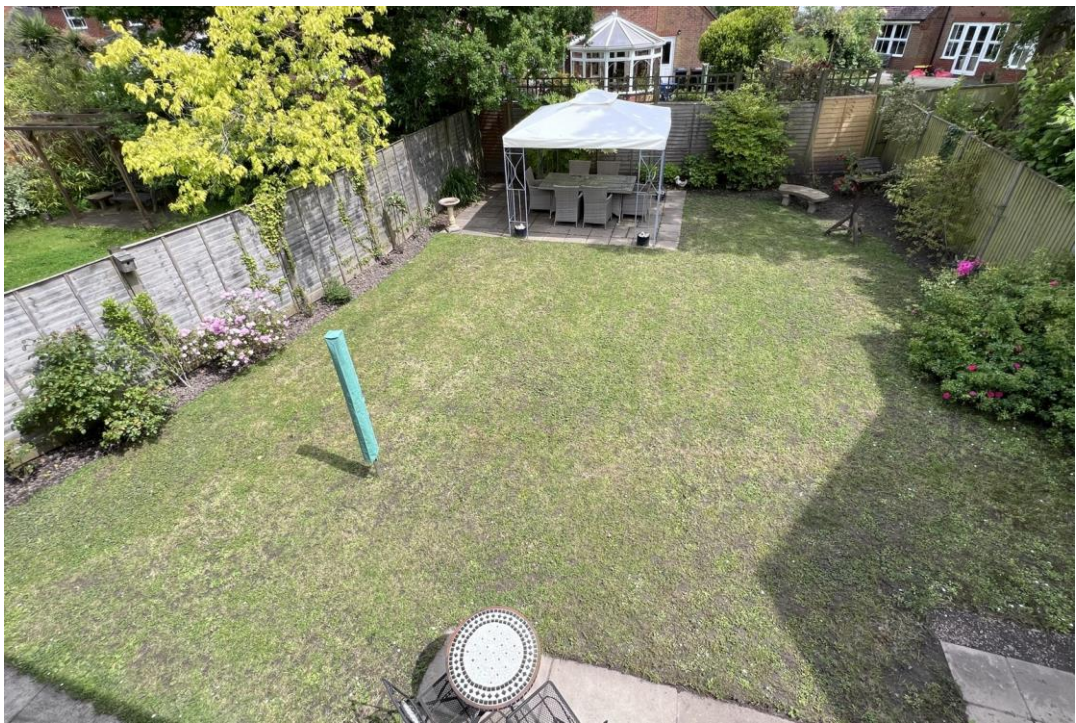
First floor:

- **Landing** with door to the airing cupboard, hatch giving access to the loft
- **Bedroom one** double glazed window, built in wardrobes and door to the en-suite shower room
- **En-suite shower room** fitted in a stylish white suite with replacement dual width shower cubicle, low level WC, pedestal wash hand basin, tiled flooring and opaque double glazed window
- **Bedroom two** with built in wardrobes and double glazed window
- **Bedroom three** with double glazed window and access into the eaves storage
- **Bedroom four**
- **Family bathroom** fitted in a white suite comprising panelled bath with pedestal wash hand basin, low level WC, tiled flooring and part tiled walls, double glazed window

COUNCIL TAX BAND: E

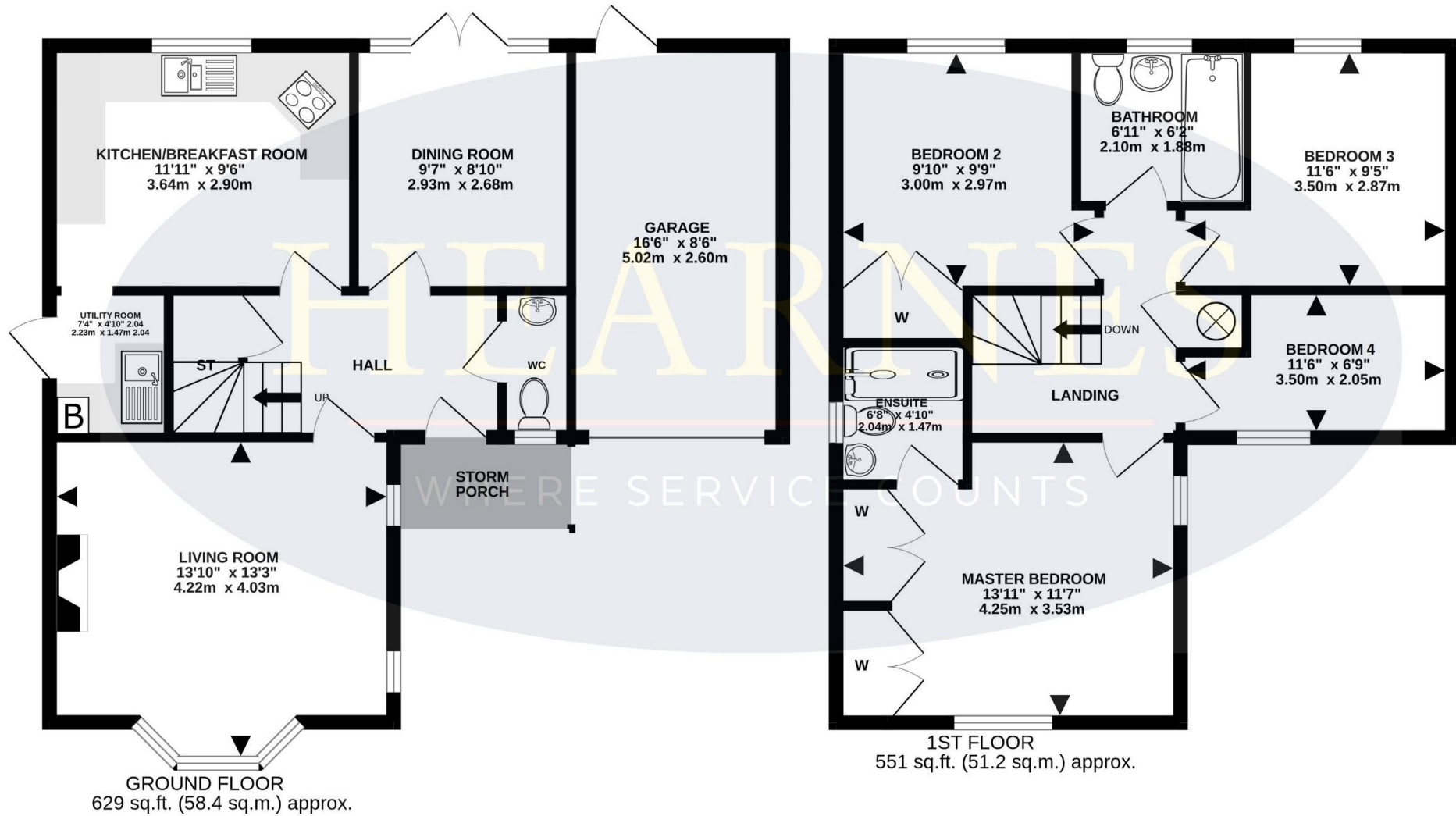
EPC RATING: D





TOTAL FLOOR AREA : 1180 sq.ft. (109.7 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

- **The front garden** is laid to lawn screened from the road by a mature tree with driveway parking and leading to the integral garage and side gate to the rear garden
- **The rear garden** provides a pleasant, private outlook with mature shrubs and flower borders, two sections of patio, level lawn enclosed by timber fencing ideal for entertaining
- **Integral garage** with up and over door

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.4 miles 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