

Wollaton Road

Ferndown, Dorset, BH22 8QY



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“A modernised and extended family home with a secluded west facing rear garden”

FREEHOLD GUIDE PRICE £575,000

This substantially enlarged and modernised four double bedroom, one bathroom, one shower room, two reception room detached family home has an orangery/garden room overlooking a secluded west facing and landscaped rear garden, utility room, single garage and driveway.

This light and spacious family home has been extended on the first floor to create four double bedrooms and a main bedroom with en-suite shower room. The ground floor accommodation has also been enlarged with the addition of an orangery/garden room which overlooks the secluded west facing rear garden. The property also benefits from a utility room and ground floor cloakroom, along with some lovely finishing touches which include a log burner in the dining area and underfloor heating in the orangery/kitchen and dining area.

- **An extended and modernised four double bedroom detached family home with a secluded west facing rear garden**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **Cloakroom** finished in a stylish white suite
- Spacious **lounge** with living flame coal effect gas fire and wooden surround
- Modern **kitchen/breakfast area** which is beautifully finished with extensive quartz worktops and matching upstands which continue round to form a breakfast bar, an excellent range of high-quality integrated appliances to include Neff combination oven with warming drawer, induction hob, Bosch dishwasher, microwave and fridge/freezer and a window overlooks the rear garden
- **Dining area** with log burner, this room is open plan with the kitchen/breakfast room and garden room
- **Orangery/garden room** with windows overlooking the rear garden, French doors leading out to a decked seating area and an atrium style ceiling skylight flooding this fantastic space with lots of natural light
- **Utility room** with sink unit, recess and plumbing for a washing machine, recess for a condensing tumble dryer and door leading out to the rear garden
- **Inner lobby** with an internal door leading through to the garage and a further door into the cloakroom

First Floor:

- Good size **landing**
- **Bedroom one** is a generous size double room
- **En-suite shower room** finished in a modern white suite incorporating a good sized shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls
- **Family bathroom/shower room**, luxuriously appointed and finished in a stylish white suite incorporating a panelled bath, separate good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a generous size double bedroom benefitting from an excellent range of fitted wardrobes and drawer storage
- **Bedroom three** is also a large double bedroom, currently being used as an office/family room
- **Bedroom four** is a double bedroom, currently used as a hobbies/craft room
- **Further benefits** include double glazing, a gas-fired heating system and underfloor heating in the kitchen/dining and orangery space

COUNCIL TAX BAND: E

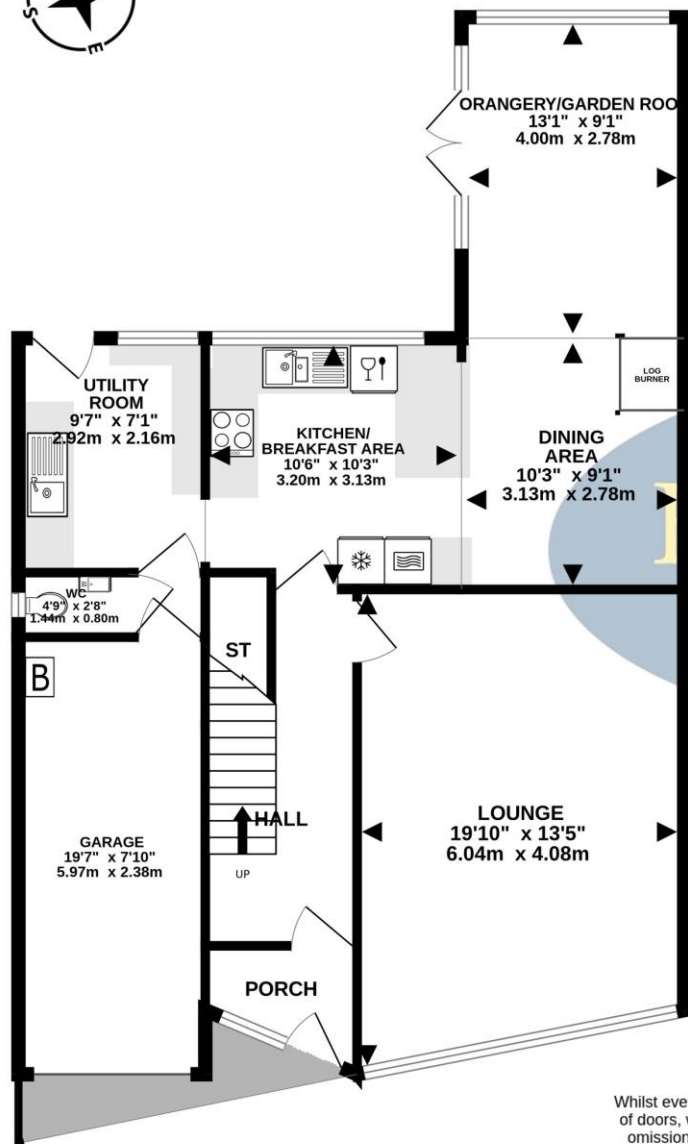
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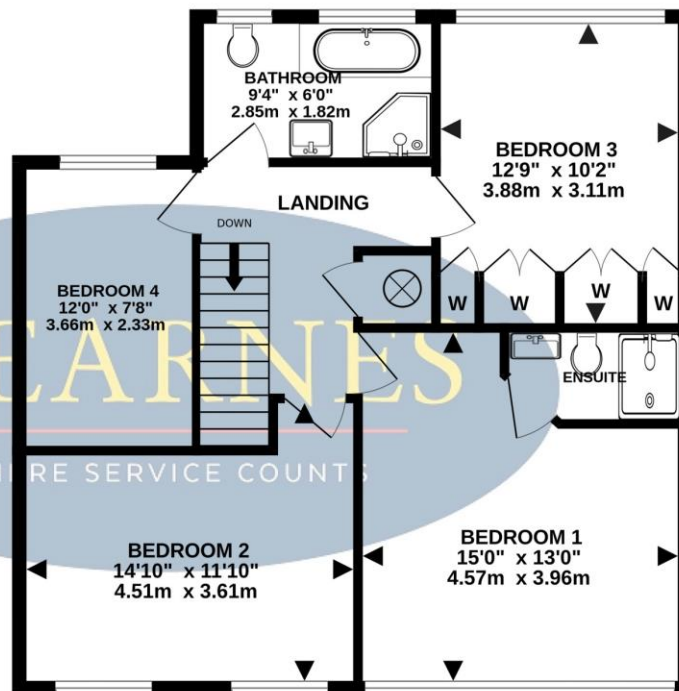




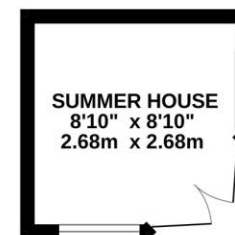
GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
70 sq.ft. (6.5 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 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.

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Outside

- **Rear garden** which is a superb feature of the property as it offers an excellent degree of seclusion, faces a **westerly aspect** and measures approximately 45ft x 35ft. Adjoining the rear of the property and extending the full width of the house there is a decked seating area enclosed by a wooden balustrade, which adjoins an area of well-kept lawn bordered by well-stocked flower beds stocked with many attractive plants and shrubs. At the far end of the garden there is a summer house, which would also make an ideal home office. The garden itself has various outside lights and is fully enclosed by fencing
- The **front garden** has been landscaped for ease of maintenance
- A front driveway provides generous **off-road parking** and in turn leads up to a single garage
- **Single garage** with a metal up and over door, light, power and a rear personal door leading through to the house

There is a small selection of amenities of Glenmoor Road approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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