

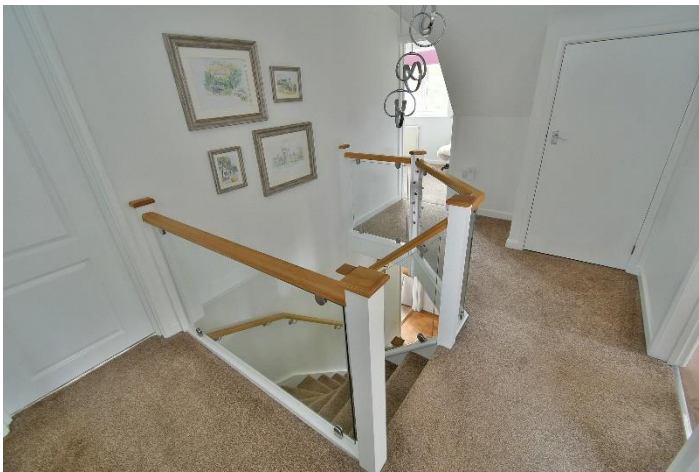
Old Pines Close,

Ferndown, Dorset, BH22 8DR



HEARNES

WHERE SERVICE COUNTS



“A 2,400 sq ft family home with a south facing secluded garden and heated swimming pool on a plot measuring 0.25 of an acre”

FREEHOLD GUIDE PRICE £775,000

This generous sized and modernised four double bedroom, one bathroom, two shower room, two reception room detached family home has a 23' conservatory overlooking a private south facing rear garden which has a 40' in length heated swimming pool, integral double garage and driveway providing generous off road parking.

'Pine House' is an extremely versatile 2,400 sq ft family home which sits centrally on a good sized secluded corner plot measuring 0.25 of an acre whilst conveniently located approximately 200 metres from the clubhouse of Ferndown's championship golf course and 800 metres from Ferndown town centre.

- **A four bedroom, two reception room detached family home with a heated swimming pool occupying a plot measuring of an acre**
- 17' Spacious **reception hall** with parquet flooring and newly installed sweeping staircase with oak and glass balustrade rising to the first floor landing
- 22' Impressive **lounge** with a picture window overlooking the front garden, exposed stone feature fireplace creating an attractive focal point of the room and stable door leading through into the kitchen/breakfast room
- 22' Dual aspect **kitchen/breakfast room** with a tiled floor
- The **kitchen** area incorporates ample slimline worktops with a good range of base and wall units and larder cupboard, integrated Neff oven with combination oven above, integrated AEG 6 ring gas hob with Zanussi extractor above, recess and plumbing for dishwasher, space and plumbing for American style fridge freezer, slimline worktops continues round to form a breakfast bar
- The **breakfast area** has ample space for table and chairs, stable door leading through into the lounge and sliding patio doors leading out into the conservatory
- 23' **Conservatory** has a radiator allowing for this room to be used all year round, enjoys glorious views over the private south facing rear garden and a double glazed sliding patio doors leading out onto the patio area
- 16' **Office/dining room** enjoys a dual aspect offering a pleasant outlook over the front garden
- Re-fitted and luxuriously **ground floor bathroom** finished in a stylish white suite incorporating an over sized jacuzzi spa bath with shower over and chrome raindrop shower head with mixer taps and separate shower hose, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Spacious first floor landing**
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of newly fitted bedroom furniture to include floor to ceiling wardrobes with in built storage, drawer storage, dressing table and bedside cabinets
- **En-suite shower room** finished in a white suite incorporating a good sized shower cubicle, chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Bedrooms two and three** are both large double bedrooms with vanity units
- **Bedroom four** is also a generous sized double bedroom with fitted double wardrobe
- **Family shower room** incorporating a large corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

COUNCIL TAX BAND: F

EPC RATING: D

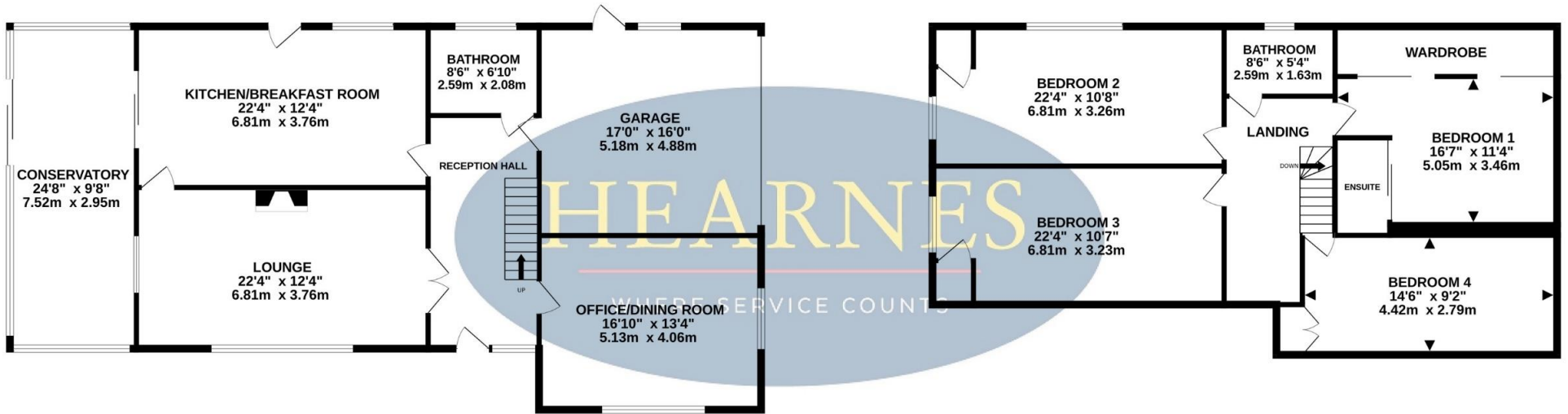




GROUND FLOOR
1491 sq.ft. (138.5 sq.m.) approx.



1ST FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2583 sq.ft. (239.9 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 without doubt a superb feature of the property as it measures approximately 80' x 45', offers an excellent degree of seclusion and faces a southerly aspect
- A particular feature of the garden is a 40' heated **swimming pool** which is surrounded by patio. There is a timber decked seating/BBQ/hot tub area which has power points. There are many attractive plants and shrubs and well stocked flower beds as well as a lawned area, a useful timber storage shed and side gate opening onto the front garden. To the rear of the property there is a detached outbuilding housing the pump and water filter for the heated swimming pool along with a recently replaced air source heat pump which heats the swimming pool. Also to the rear of the property there is a large paved patio and double wrought iron gates giving access for a small boat or trailer
- A front **driveway** provides generous off road parking and in turn leads up to an integral double garage
- The **front garden** is predominantly laid to lawn and bordered by well stocked flower beds
- **Double garage** has an up and over door, rolltop work surfaces with sink unit, recess and plumbing for washing machine, double glazed door leading out onto a side path and in internal door leading through into the property
- **Further benefits** include double glazing and a gas fired heating system

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



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