



HEARNES
WHERE SERVICE COUNTS

**Egdon Close
Ferndown, BH22 8LF**

FREEHOLD PRICE

£395,000

“Unrivalled position adjacent to heathland providing unique privacy & seclusion at the head of a small close offered with no chain”

This well proportioned end terrace modern house has been adapted to provide an eco friendly home, whilst occupying a unique position screened from the surrounding properties and overlooking a mature green space within the popular Camelias development.

The accommodation comprises: two first floor double bedrooms served by a stylish modern family bathroom, a well proportioned living room with an attractive bay window together with an open plan kitchen dining space flowing through to a wonderful double glazed conservatory making use of the private aspect to the rear.

Other benefits include a newly installed Hybrid modern air source heat pump and gas boiler to central radiator heating, double glazing, separate cloakroom WC, entrance lobby, driveway parking to a private oversized single garage with space to one side for an additional extension (stpp) measuring 19' x 8' ideal for an annexe or office room.

- A secluded delightful front garden and pathway leads to a double glazed front door with opaque stained glass leaded window to the entrance lobby with doors to the living room and cloakroom
- **Cloakroom** with double glazed window to the front aspect, WC, vanity unit and wash hand basin and WC
- **Living room** with a double glazed bay window to the front aspect with views over the secluded front garden, centrally positioned Adam style mocked fireplace with tiled marble hearth, door to understairs storage cupboard and stairs rising to the first floor
- Superbly appointed open plan **kitchen** leading through to a light and spacious conservatory. The kitchen comprises a range of base and wall mounted units with adjoining worktops, tiled splashbacks, offset sink unit with mixer tap and views through the conservatory to the rear garden, integrated double oven and inset ceramic hob with extractor above, space and power for a concealed fridge and freezer, concealed space and power for washing machine and dishwasher, a separate seating area with multiple uses continues through to the conservatory
- Double glazed **conservatory** with tinted glazed pitched roof and a double aspect making full use of the views over the rear garden and the open woodland adjacent to the property. This is a particular secluded and peaceful outlook with sliding double glazed doors to a section of raised decking
- **First floor landing** with hatch to loft and pull down ladder
- **Bedroom one** with two double glazed windows to the front aspect, range of fitted wardrobes and laundry style cupboard with further sliding doors to concealed hanging space with shelving above that could provide scope for an en suite shower room due to the position of the plumbing
- **Bedroom two** with a double glazed window to the rear aspect overlooking the garden with views over the green open space beyond
- **Bathroom** with stylish re-fitted modern white suite with P shaped bath with glazed shower screen, wall mounted shower attachment and rainfall shower unit above and offset mixer taps, vanity unit with inset wash hand basin with double glazed window above overlooking the garden, inset WC, chrome heated towel rail
- The house is screened from the road by mature hedging providing total seclusion with a gate to the front and pathway through the level lawn. There is also covered side lockable storage (approx. 20' x 5')
- The **rear garden** is a particular feature with a southerly aspect from the side and gates access to the open green space and heathland. The garden has raised decking and mature well tended shrubs forming excellent screening and privacy
- The **garage** and **driveway** provides parking with a section to one side with multiple uses that could provide further building space (stpp)

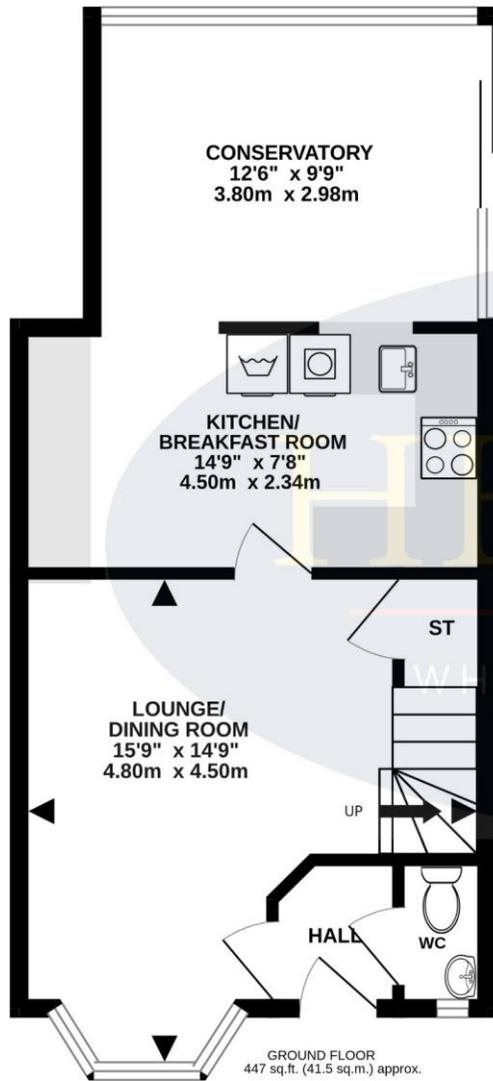
The property benefits from a level walk to a popular Pub/restaurant, regular bus routes and access to an M & S Food Hall and Ferndown town centre. The location is ideal for access to Wimborne, Parley, Hurn Airport and the A31 commuter routes.

COUNCIL TAX BAND: D

EPC RATING: D



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TOTAL FLOOR AREA : 913 sq.ft. (84.9 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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