



£525,000

FITZPAIN ROAD, WEST PARLEY, FERNDOWN BH22 8RZ

Freehold



- ◆ DETACHED FAMILY HOME
- ◆ FOUR BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ SOUTHERLY FACING REAR GARDEN
- ◆ ATTACHED SINGLE GARAGE
- ◆ GENEROUS REAR GARDEN
- ◆ SOLE AGENTS

A well proportioned, four bedroom, detached family home boasting an attached garage, generous south facing garden, conservatory and scope to extend (STPP).

### Property Description

The home sits at the head of this residential cul de sac and the accommodation comprises a very generous living room, kitchen/breakfast room, utility room, cloakroom and conservatory to the ground floor with four double bedrooms and a family bathroom to the first floor. The home, in our opinion, boasts scope to extend (STPP), either across the rear elevation as well as over the attached garage, and offers gas fired heating as well as double glazing throughout.





## Gardens and Grounds

The front garden is laid to a kept lawn and there is a driveway suited to four vehicles and in turn this gives access to the single attached garage with an up-and-over style door. There is a garden gate denoting access to the rear garden, which is southerly in orientation, and there is a decked area spanning the rear elevation of the home. The majority of the garden is predominantly laid to a kept lawn and the borders are well stocked and there is an elevated decked platform towards the rear boundary.

## Location

Ferndown is located conveniently at the start of the A31 and enjoys a strategic position allowing easy vehicular access to Bournemouth, Poole and Christchurch. With a championship golf course, busy retail precinct and two national supermarkets, Ferndown is 4 miles (6.4 km) from Bournemouth International Airport. The King George's Field is a very large area of open space, including a children's playground six tennis courts, four football pitches, cricket pitch, a bowling green, boules area, croquet practice lawn, a rugby pitch and a fully equipped skateboard park. There are two golf clubs, Ferndown Forest Golf Club, which offers a single 18-hole course and Ferndown Golf Club. The Ferndown Leisure Centre has two heated pools, a sports hall, a fully equipped Gymnasium, Squash Courts and a rifle range. There is a shopping centre at Penny's Walk, which also includes a large Tesco supermarket and the local branch of the county library. A Sainsbury's is located nearby as well as a Halfords and McDonalds on the outskirts. There are large areas of woodland and heathlands around the area which makes Ferndown a sought after residential location.



Size: 1383 sq ft (128.5 sq m)

Heating: Gas fired (combi)

Glazing: Double glazed

Parking: Driveway for 4 cars & single garage

Garden: South facing

Main Services: Electric, water, gas, telephone, drains

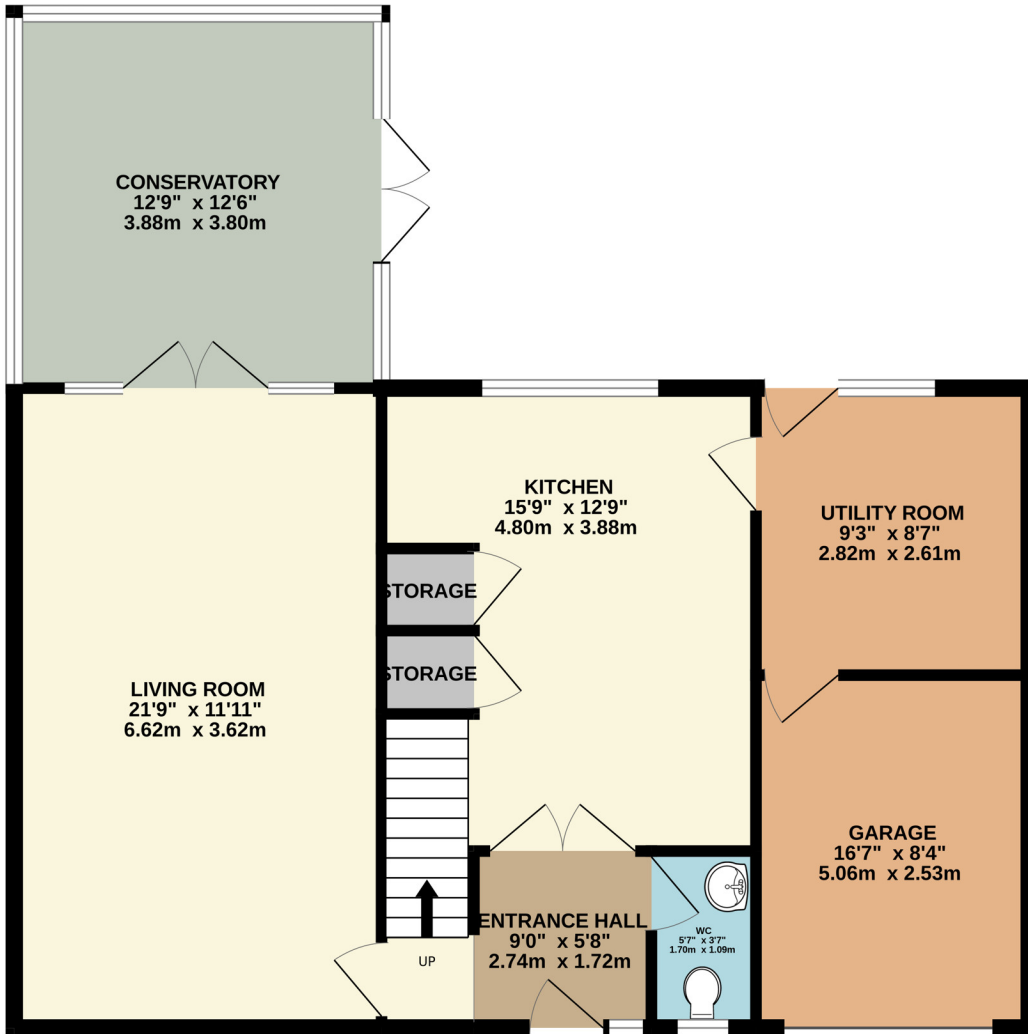
Local Authority: Dorset Council

Council Tax Band: D

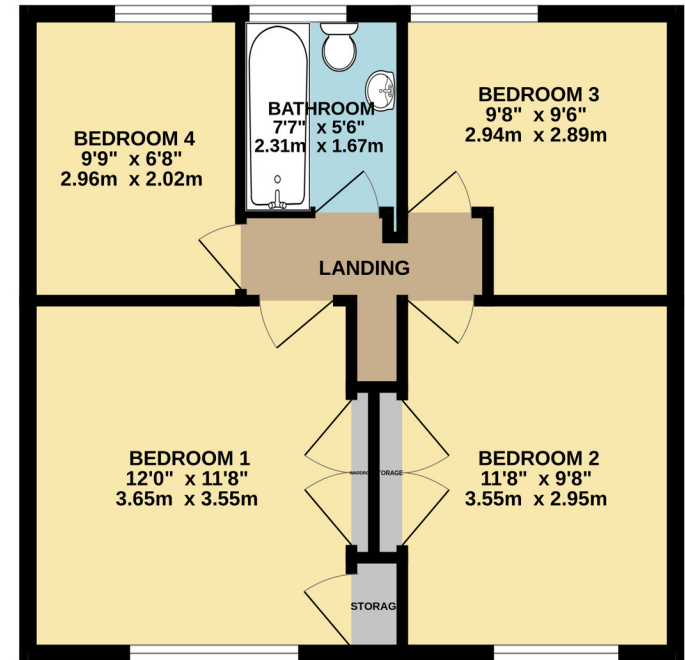




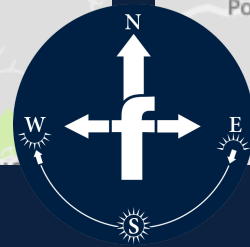
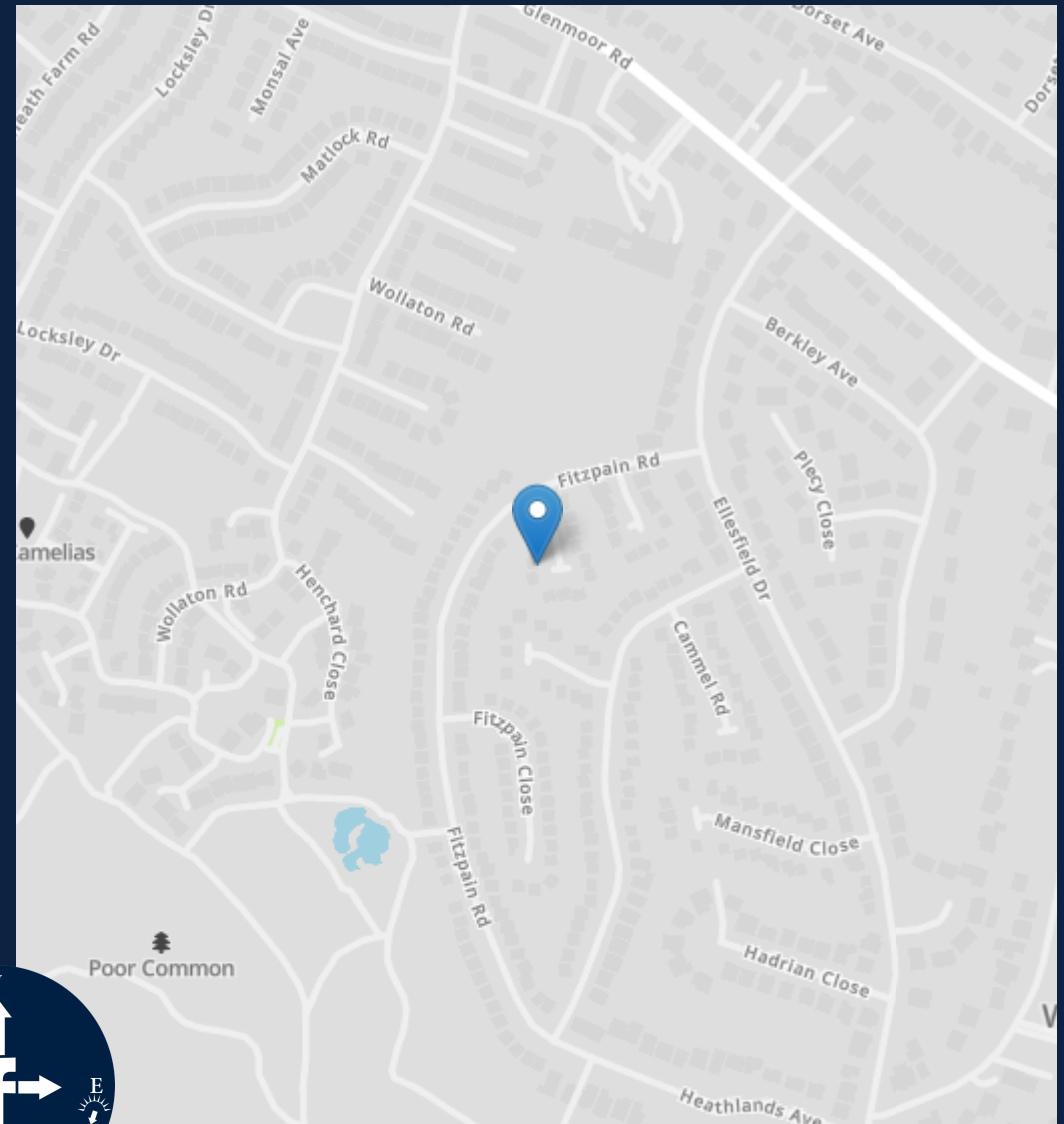
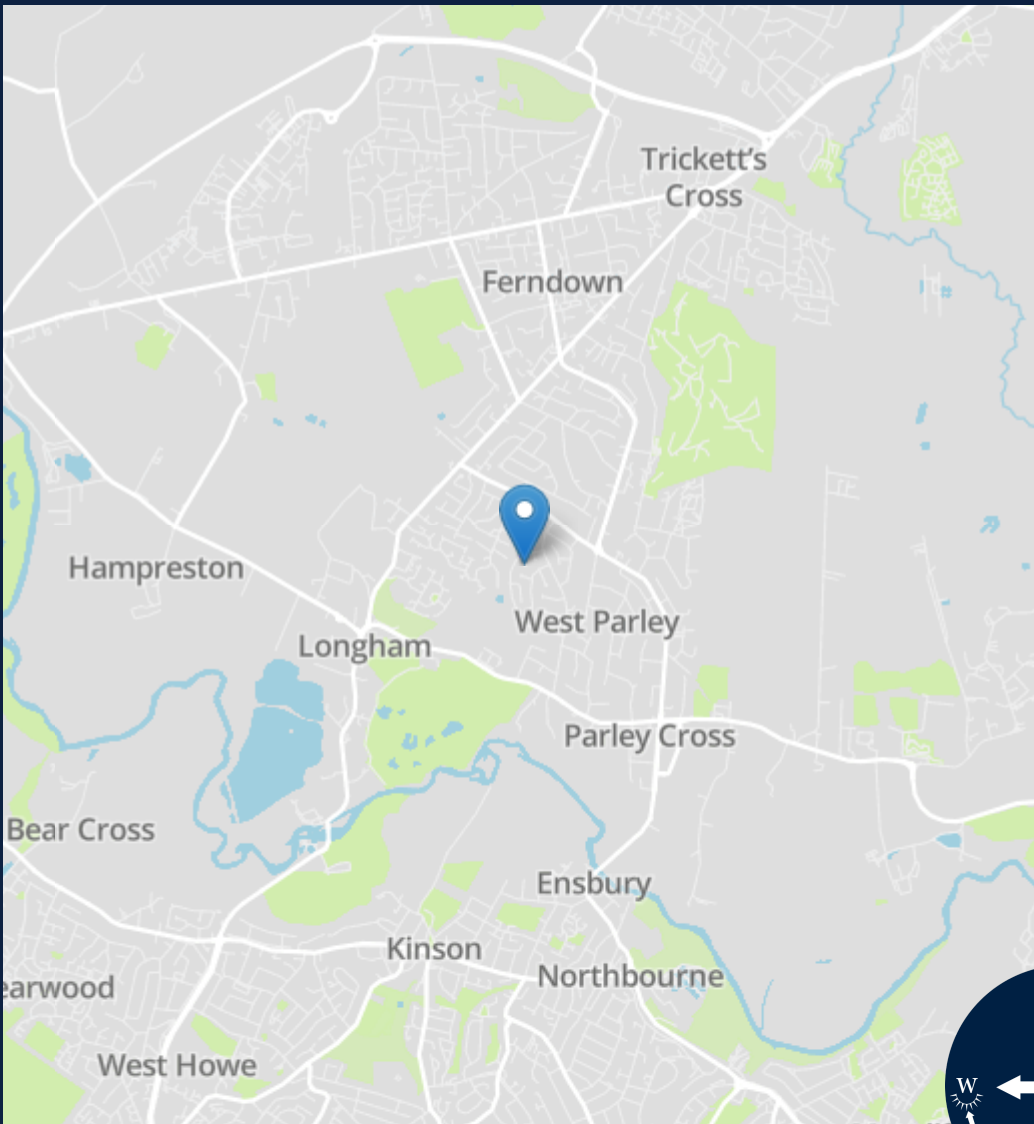
GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	83
(69-80) <b>C</b>	
(55-68) <b>D</b>	70
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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