

Chander Close

Ferndown, Dorset, BH22 8DW



HEARNES

WHERE SERVICE COUNTS



***“A 2,500 sq ft superbly positioned family home,
occupying a secluded southerly facing plot measuring in
excess of ¼ of an acre”***

FREEHOLD PRICE £800,000

A deceptively spacious and conveniently located five bedroom, two shower room, one bathroom, two reception room detached family home has a 100ft secluded southerly facing garden with a detached double garage and a block paved in and out driveway providing generous off-road parking. Situated on a secluded plot measuring in excess of ¼ of an acre, tucked away in a sought after and convenient cul-de-sac location.

This 2,500 sq ft versatile family home offers light and spacious accommodation with underfloor heating throughout the ground floor. The large secluded, southerly plot is a particular feature, along with the sought after and convenient location approximately 450 metres from the town centre. The property now comes to the market offered with **no onward chain**.

Ground Floor:

- Impressive 29ft **entrance hall**
- **Walk-in boiler room** with controls for the heating system and underfloor heating, and a wall mounted gas fired boiler
- 22ft x 17ft **Dual aspect lounge** with limestone fireplace and sliding patio doors opening out to the southerly facing rear garden
- 26ft **Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, attractive tiled splashbacks and an excellent range of integrated appliances to include twin AEG ovens, five ring gas hob with extractor canopy above, integrated fridge, freezer and dishwasher, breakfast bar, tiled floor, useful storage cupboard, windows overlooking the rear garden and a door leading out to a covered side passageway
- **19ft Triple aspect dining room** with log burning stove set within an exposed brick fireplace with stone hearth
- **Double bedroom** enjoying a dual aspect
- Spacious **bathroom** finished in a white suite incorporating a corner bath with shower over, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring

First Floor:

- Spacious **landing/study area**
- **Bedroom one** is a generous sized double bedroom benefitting from a fitted wardrobe
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, wc and pedestal wash hand basin
- Generous sized **double bedroom** enjoying a dual aspect with fitted wardrobe
- **Bedroom three** is also a double bedroom with fitted wardrobes
- **Bedroom four** is a generous sized single bedroom enjoying a dual aspect, formerly used as an office
- **Family shower room** finished in a white suite incorporating a corner shower cubicle, wc and wash hand basin with vanity storage beneath
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system, underfloor heating throughout the ground floor accommodation and the property comes to the market offered with no onward chain

COUNCIL TAX BAND: E

EPC RATING: D

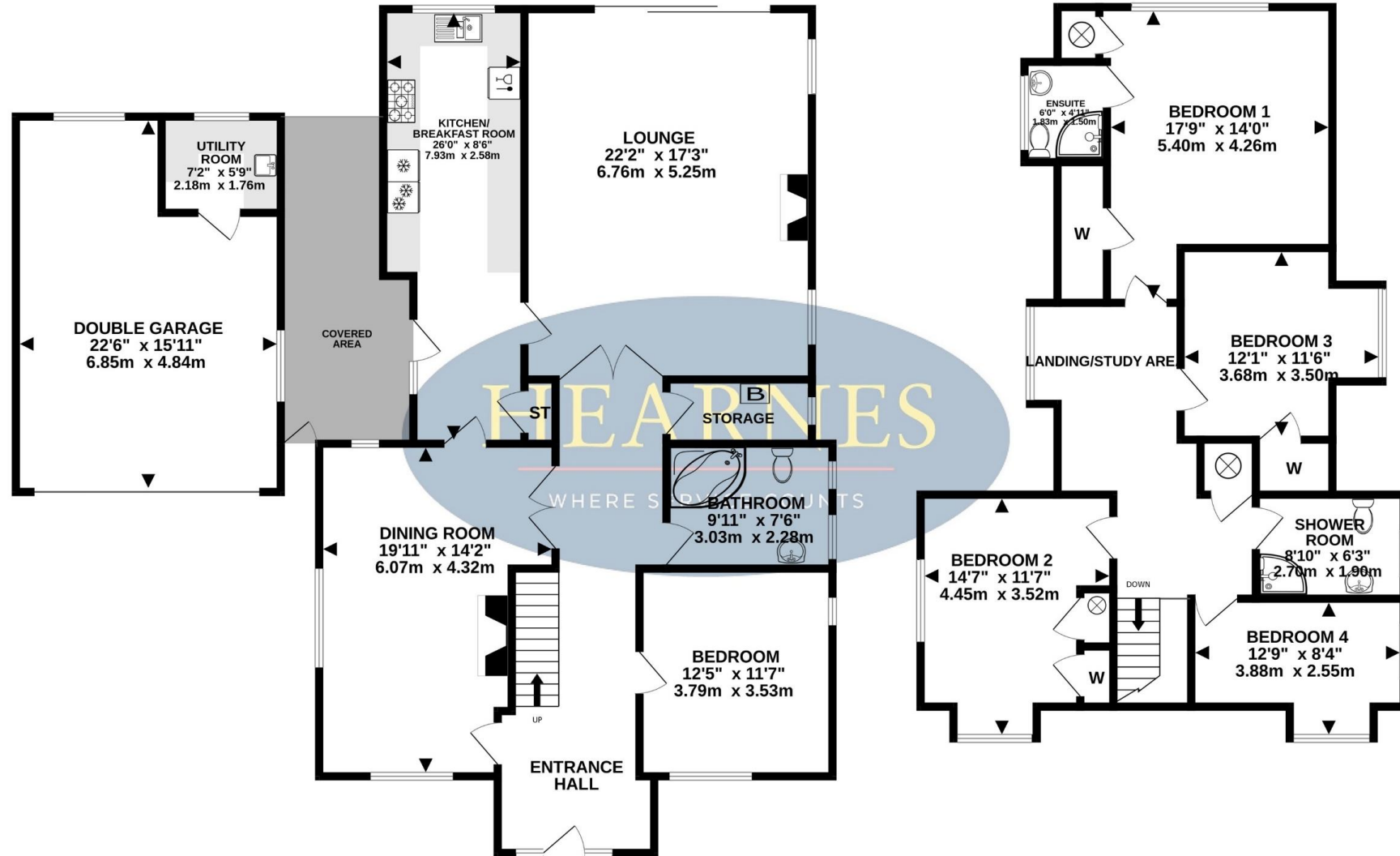




GROUND FLOOR
1648 sq.ft. (153.1 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 2554 sq.ft. (237.3 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 faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 100ft x 70ft. Adjoining the rear of the property there is a block paved patio, with the remainder of the garden predominantly laid to lawn. Within the garden there is a greenhouse and summer house with adjoining patio. At the far end of the garden there is a further area of enclosed wooded garden with outbuildings, this area has the scope to be landscaped and used as required. The garden itself is fully enclosed.
- A block paved in and out driveway provides **generous off-road parking**. A side driveway leads down to double wrought iron gates which open into the rear garden. On the opposite side of the property there is a detached double garage
- **Detached double garage** with a remote control up and over door, loft ladder giving access to a boarded loft space, **utility room** with work surfaces, sink, base and wall units, recess and plumbing for a washing machine and a tiled floor

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also offers a Championship Golf Course, with the Club House located approximately 600 miles away.



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