



Laburnum Close  
Ferndown, Dorset, BH22 9TX

# FREEHOLD PRICE

## £364,950

***“A conveniently located family home with a secluded garden offered with no chain”***

This well presented and conveniently located three bedroom, two reception room link-detached family home has a conservatory overlooking a secluded rear garden with a single garage and driveway providing off road parking whilst situated in a popular cul-de-sac location.

The property has been owned by the current owner for circa 30 years and now comes to the market offered with no onward chain.

- **A three bedroom link detached family home with a secluded garden offered with no chain**
- **Entrance hall**
- Ground floor **cloakroom** finished in a white suite with WC, wash hand basin with vanity storage beneath, wall mounted gas fired Worcester boiler
- Generous sized **lounge** with a feature fireplace, bay window to the front aspect, stairs rising to the first floor, understairs cupboard, door leading through to the kitchen, archway through to the dining room
- **Dining room** has a serving hatch through to the kitchen and door leading through into the conservatory
- The **conservatory** is currently being used as an office and enjoys a pleasant outlook over the private rear garden
- **Kitchen** incorporating rolltop work surfaces, base and wall units, integrated oven, grill, hob and extractor, fridge and freezer, recess and plumbing for washing machine, space for condensing tumble drier, fully tiled walls, double glazed window overlooking the rear garden and double glazed door giving access

#### First floor:

- **Bedroom one** is a generous sized double bedroom benefitting from a fitted double wardrobe
- **Bedroom two** is also a double bedroom benefitting from a fitted wardrobe
- **Bedroom three** is a single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled with shower over, pedestal wash hand basin, WC, partly tiled walls
- The **rear garden** measures approximately 35' in length, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a paved patio area with a rear personal door leading into the garage. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds. The garden has many attractive plants and shrubs
- A front **driveway** provides generous off road parking and in turn leads up to the single garage
- **Single garage** has a remote control up and over door, light, power and a rear personal door
- The **front garden** is stocked with many attractive plants and shrubs
- **Further benefits** include: double glazing, a gas fired heating system with Worcester boiler and the property now comes to the market offered with no onward chain

Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

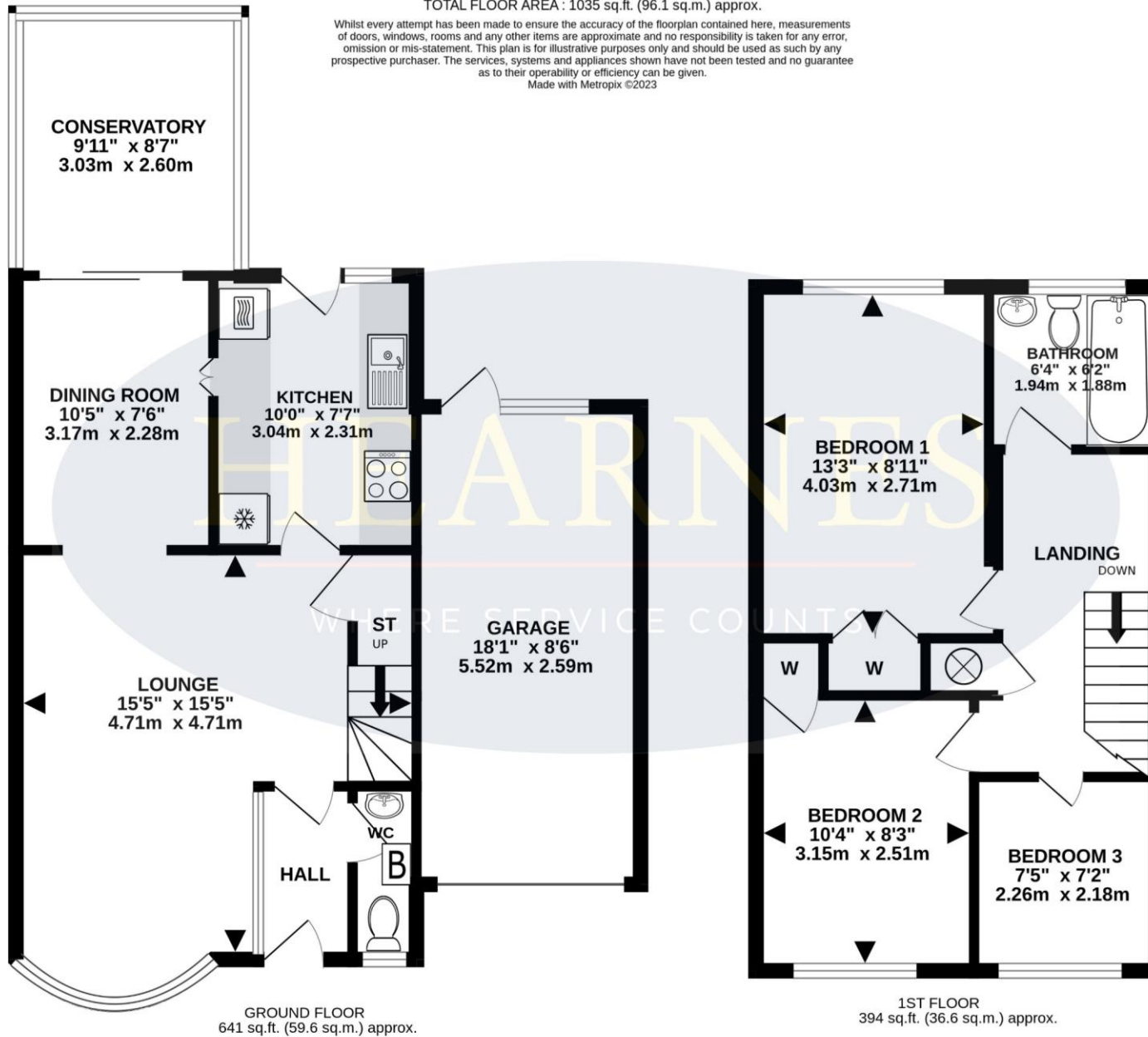
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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