

Cammel Road

Ferndown, Dorset BH22 8RX



HEARNES

WHERE SERVICE COUNTS



“An extremely versatile detached chalet home occupying a private well proportioned corner plot close to favourable schools and amenities”

FREEHOLD PRICE £535,000

This well presented detached chalet family home is set within an extremely private corner plot in a prime location close to local schools, shopping parade, regular bus routes and access to Ferndown town centre, Wimborne and West Parley, together with Hurn airport and the A31 commuter routes to Bournemouth making it ideal for families.

The flexible accommodation comprises four bedrooms, three on the first floor served by a stylish, modern en-suite and family shower room and a multi-use ground floor double bedroom, spacious extended lounge, dining area open plan to the snug with French double glazed doors to the garden and entertaining area, a bespoke modern kitchen with space for range cooker and ceramic tiled flooring.

Other benefits include a separate utility room with integral access to the garage and versatile garden room/games room, double glazing, gas central heating, cloakroom and driveway providing parking for several vehicles.

Ground floor:

- **Entrance lobby** with doors to cupboards and **reception hall** with further cupboards
- **Cloakroom WC**
- Extended **ground floor bedroom four/reception room**
- **Dining room**, double glazed window open plan to reception three
- **Reception three/snug** ideally situated with double glazed doors to the garden
- **Lounge** measuring approximately 20ft x 11ft 2in spacious room with double glazed window
- **Kitchen/breakfast room** superbly appointed with comprehensive range of base units, breakfast bar and ceramic tiled floor and worktops, space for range cooker
- **Utility room** door to garden and integral door to garage
- **Garden room** with multi use, ideal as a games room

First floor:

- **Landing**
- **Bedroom one** with double glazed window and door to en-suite
- **En-suite shower room**
- **Bedroom two** with double glazed window
- **Bedroom three** with double glazed window
- **Family shower room**

COUNCIL TAX BAND: E

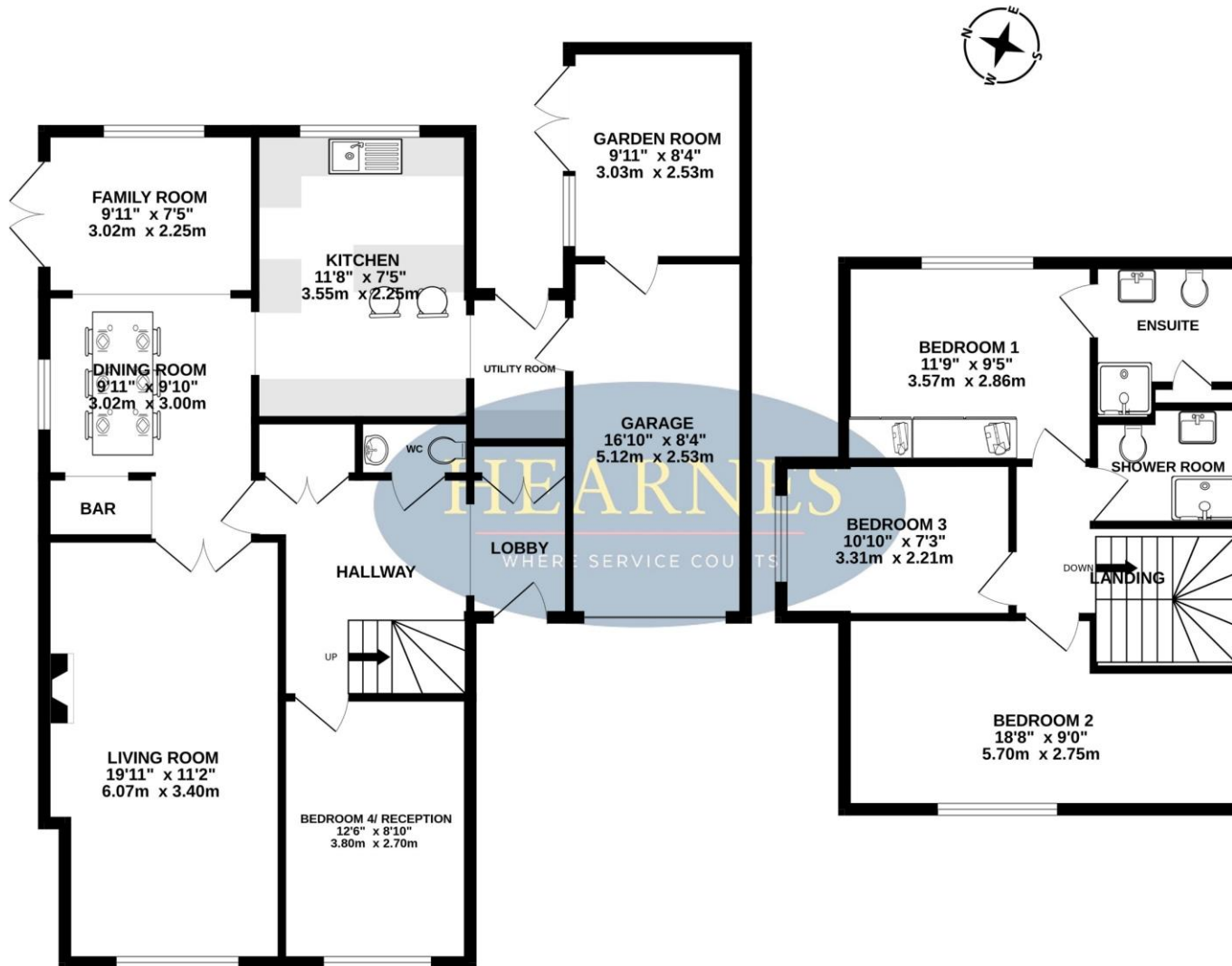
EPC RATING: D





GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1566 sq.ft. (145.5 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- Block pavia driveway and additional area providing parking for numerous vehicles including a motor home or caravan
- Garage attached single garage with automated roller door, internal power and lighting and integral door to a garden room and utility room
- Wonderful landscaped garden to the rear and side aspects providing separate areas for entertaining with slate effect patio, level lawn with mature well tended shrub borders, timber shed e. the garden is enclosed by exposed brick wall and timber fencing with concrete posts (hot tub to be included)

There is a small selection of amenities on Glenmoor Road approximately half a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1.5 miles away.



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