

Wollaton Road

Ferndown Dorset, BH22 8QR



HEARNES

WHERE SERVICE COUNTS



“A family home occupying a larger than average southerly facing corner plot with a double garage and no chain”

FREEHOLD GUIDE PRICE £525,000

This superbly positioned and generous sized four bedroom, two reception room detached family home occupies a larger than average corner plot with a southerly facing 60ft garden, double garage and driveway. The property has an enormous amount of scope and potential to be enlarged and enhanced, subject to the necessary planning consents, and now comes to the market offered with no onward chain.

- **Four bedroom detached family home occupying a larger than average corner plot with a double garage and no chain**

Ground Floor:

- **Entrance porch**
- **17ft Entrance hall**
- **21ft Lounge** with a window overlooking the front garden and double doors leading through to the dining room
- **Dining room** with double glazed sliding patio doors leading out to the south facing rear garden
- **Kitchen** incorporating roll top work surfaces, a good range of base and wall units, integrated oven, grill, hob and extractor, space for a fridge and freezer, recess and plumbing for a washing machine, window overlooking the rear garden and a door leading out to the patio area
- Refitted **cloakroom** finished in a stylish white suite to incorporate a WC and wash hand basin with vanity storage beneath

First Floor:

- Generous sized **landing** with airing cupboard and loft hatch
- **Bedroom one** is a good sized double bedroom with a window to the front aspect
- **Bedroom two** is a double bedroom with a window to the rear aspect and a fitted wardrobe
- **Bedroom three** is a generous sized single bedroom with a window to the rear aspect and a fitted wardrobe
- **Bedroom four** is a single bedroom with a window to the front aspect
- **Family bathroom/shower room** incorporating a corner shower cubicle, panelled bath, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits** include; double glazing, UPVC fascias and soffits, a gas-fired heating system with replacement boiler and the property is also offered with no onward chain

COUNCIL TAX BAND: E

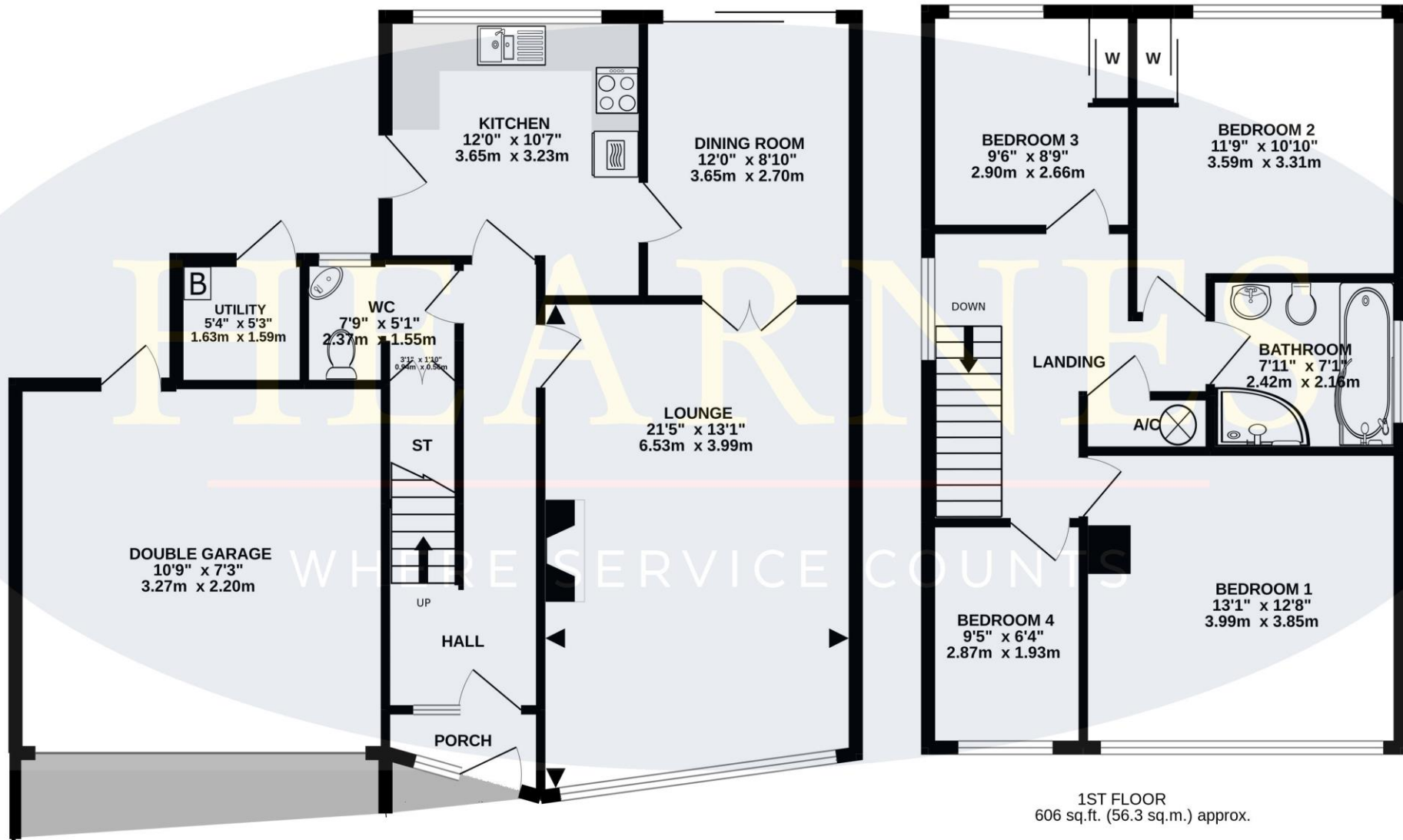
EPC RATING: D





TOTAL FLOOR AREA : 1508 sq.ft. (140.1 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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GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

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





Outside

- The **rear garden** is without doubt a superb feature of the property as it faces a **southerly aspect**, is fully enclosed and has a maximum overall measurement of 60ft x 60ft. Adjoining the rear of the property there is a paved patio and a path leading round to a side gate. The remainder of the garden is predominantly laid to lawn, bordered by well-stocked flower beds. Within the garden there is a pond and the garden continues down one side of the property offering the ideal space for the property to be extended, subject to the necessary planning consents
- Adjoining the rear of the garage there is a **lockable walk-in storage space** housing a wall-mounted replacement Worcester gas-fired boiler
- **Double garage** with a remote control up and over door, light and power and a rear personal door
- Double front driveway providing **generous off-road parking** and in turn leads up to a double garage
- Good sized area of front lawn bordered by well-stocked flower beds

There is a small selection of amenities on Glenmoor Road less than 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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