



**Westwood Avenue
Ferndown, Dorset BH22 9HN**

FREEHOLD PRICE

£525,000

“Versatile, well proportioned detached chalet style home comprising three double bedrooms, two bathrooms, conservatory and delightful private rear garden”

This versatile and well proportioned detached chalet style home comprises three double bedrooms, family shower room, en-suite bathroom and conservatory has a delightfully private rear garden and is situated in a sought after location close to Ferndown’s town centre and amenities.

- **Three double bedroom, one bathroom, one en-suite chalet style home with a double glazed conservatory, detached garage and secluded rear garden**

Ground floor:

- **Reception hallway**, wood laminate flooring, stairs to first floor
- **Kitchen/breakfast room** comprising a range of wall and floor mounted units with adjacent worktops in contrasting gloss red and white, integrated oven and inset gas hob, larder cupboard, space for washing machine, sink unit with double glazed window above, space for breakfast/dining table, tiled flooring and double glazed French doors giving access to the rear garden
- **Lounge/dining room**, impressive living space with double glazed window and double glazed doors to the conservatory, feature wooden mantle and solid wood burner, space for dining table
- **Conservatory** superb triple aspect with double glazed windows and French doors giving access to and overlooking the rear garden, wood laminate flooring, pitched and tinted glazed roof
- **Bedroom one** with a range of fitted wardrobes and double glazed bay window to the front
- **Bedroom two** with double glazed window to the front elevation
- **Shower room** with shower cubicle, WC, wash hand basin, double glazed opaque window

First floor:

- **Bedroom three** angled Velux window and further recess window door to the en-suite
- **En-suite bathroom** comprising matching white suite, panelled bath, WC, vanity unit with wash hand basin, Velux angled window

Outside:

- **The front** has an extremely versatile driveway which has been recently partly re tarmacked with turning space and parking for several vehicles including a motorhome, gated secure side access to the detached single garage
- **The rear garden** measures approximately 60ft x 50ft and has been superbly maintained, landscaped around a section of level lawn with shingle pathway and seating areas, timber summerhouse, paved patio, variety of shrub and mature borders enclosed by timber fencing
- **Further benefits include** double glazing and a gas fired heating system

COUNCIL TAX BAND: D

EPC RATING: D



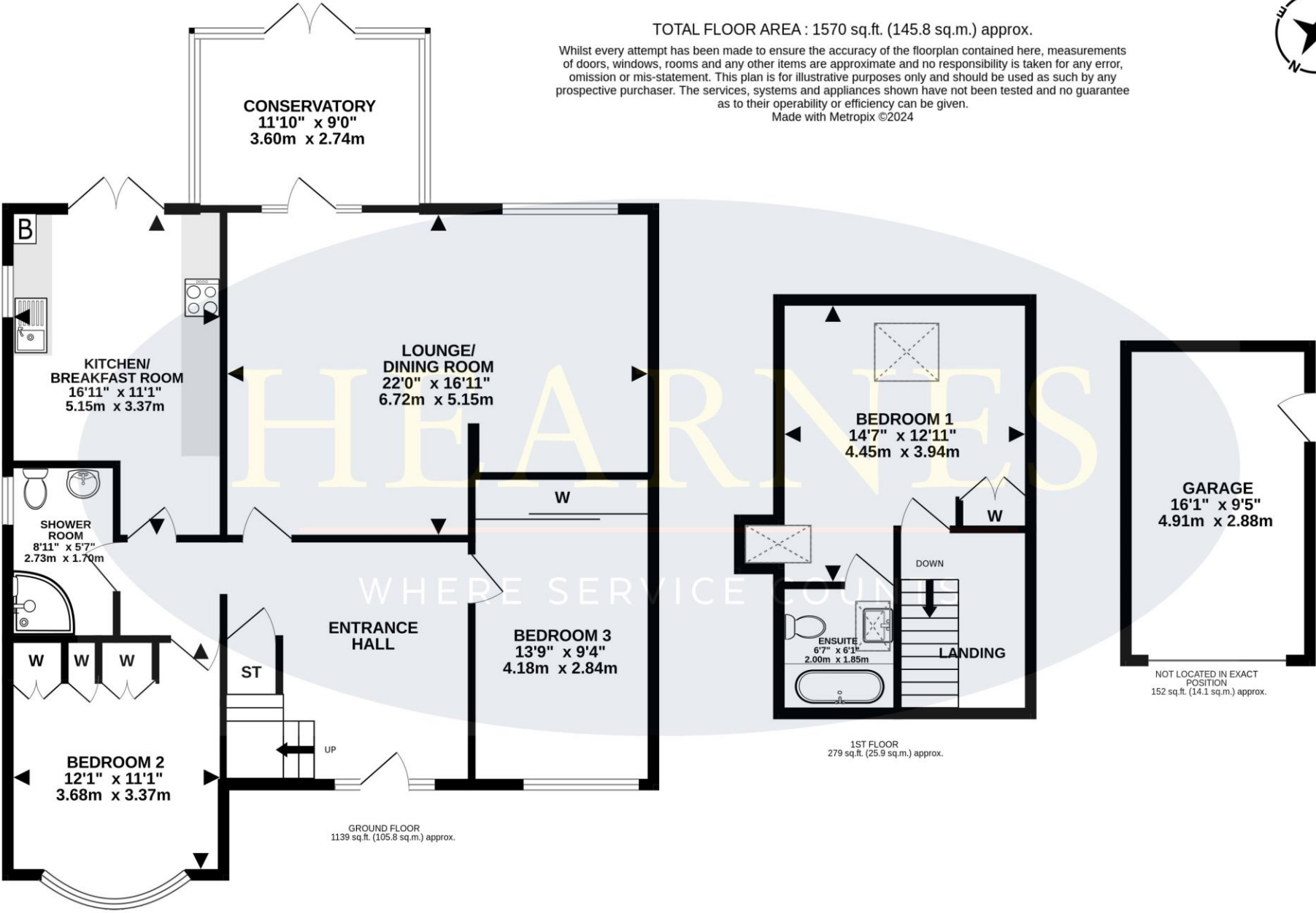
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TOTAL FLOOR AREA : 1570 sq.ft. (145.8 sq.m.) approx.

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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