

# Queens Road

Ferndown, Dorset BH22 9RT





***“A stunning 2,300 sq ft character residence sitting proudly on a secluded plot, approximately 900 metres from the Ferndown centre”***

**FREEHOLD GUIDE PRICE £800,000**

This charming, detached family home combines a wealth of original features with bespoke high specification fittings and modern conveniences. The property is set in pristine landscaped grounds and a prime and convenient location, approximately 900 metres from Ferndown Town Centre.

The spacious and versatile accommodation comprises four first floor bedrooms with a luxury en-suite and impressive dressing room to bedroom one, with additional modern en-suite and a ground floor WC, an impressive 23' dual aspect lounge with open fireplace, twin double doors giving access to and overlooking the south/westerly facing garden, a formal 21' dining room with fireplace, all complimented by an exceptional bespoke kitchen and open plan orangery incorporating further breakfast bar and kitchen space, providing full views and access to the garden.

- **A 2,300 sq ft four bedroom, two shower room, one bathroom, detached character family home on a secluded mature plot**

**Ground floor:**

- **Entrance hall**
- **Cloakroom** with wash hand basin
- Stunning and newly fitted 13ft **kitchen area**, with bespoke base and wall units, built in oven, combination oven, warming drawer and fridge/freezer
- **Kitchen/breakfast area** which enjoys a glorious view over the private rear garden and has double glazed French doors giving access, with a central island unit with integrated dishwasher, induction hob and extractor fan, cupboard area with double doors leading through into the lean to, door giving access into a useful storage area and **utility room**
- **21ft impressive dining room** with double glazed windows offering views over the front and rear gardens
- **23ft x 21ft impressive lounge** with open fireplace and stone surround which creates an attractive focal point in the room, two sets of double-glazed French doors providing direct access out into the secluded South Westerly facing rear garden

**First floor:**

- **15ft master bedroom** with an extended range of fitted bedroom furniture including two fitted double wardrobes
- **En-suite** spacious ensuite bathroom finished in a white suite incorporating his and hers wash hand basins, WC, panelled bath with mixer tap and shower attachment, fully tiled walls and flooring
- **Dressing room** with an extensive range of fitted wardrobes
- **Bedroom two** is a 15ft double bedroom with fitted wardrobes
- **Shower room** refitted in a stylish white suite incorporating a corner shower cubicle, a chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom three** is a 17ft bedroom
- **En-suite shower room**, refitted in a stylish white suite incorporating a good-sized shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom four** is a 12ft bedroom

**COUNCIL TAX BAND: F**

**EPC RATING: C**

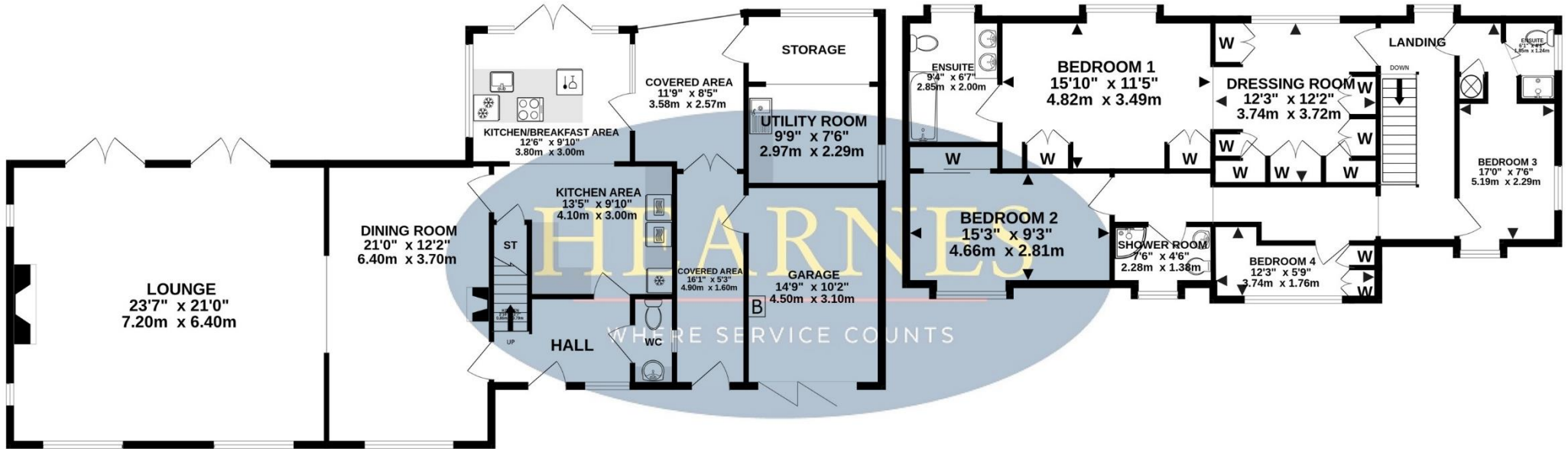




**GROUND FLOOR**  
1530 sq.ft. (142.1 sq.m.) approx.



**1ST FLOOR**  
945 sq.ft. (87.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2475 sq.ft. (229.9 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.

Made with Metropix ©2024

AGENTS NOTES: 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. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





## Outside

- The **rear garden** faces a **south westerly aspect** and measures approximately 75ft x 50ft, with a large block paved patio area providing the ideal aspect for outside entertaining. The remainder of the garden is mainly laid to lawn, surrounded by well-stocked borders and mature trees and shrubs which provide a good degree of seclusion
- **14ft Garage** with wall mounted gas fired boiler
- Two sets of **double wrought iron gates** open onto a **carriage driveway** which provides generous **off-road parking** for several vehicles
- Landscaped **front garden** with decorative shrubs which create an impressive approach to the property

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a championship golf course on Golf Links Road, less than 1.5 mile away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne