

New Road

Ferndown, Dorset BH22 8EN



HEARNES

WHERE SERVICE COUNTS



“Beautifully modernised 1,800 sq ft chalet style house, occupying a private plot approaching a 1/5 of an acre”

FREEHOLD GUIDE PRICE £625,000

This recently modernised and well-proportioned four double bedroom, one bathroom, two shower room detached chalet style family home benefits from a detached double garage and landscaped private gardens, occupying a good-sized secluded plot measuring approximately 1/5th of an acre.

This deceptively spacious 1,800 sq ft family home offers versatile living accommodation and has undergone a number of recent improvements, with a particular feature being the stunning open plan lounge/kitchen/dining room.

- **Four double bedroom detached chalet style family home on a plot measuring approximately 1/5th of an acre**

Ground floor:

- 15' x 11' Spacious **reception hall** with double doors leading through into the lounge/kitchen/dining room
- Stunning open plan 24' x 21' **lounge/kitchen/dining room**
- **Lounge/kitchen/dining room** has been beautifully finished with extensive Corian worktops and upstands. There is a central island unit with integrated Bosch induction hob and pop-up extractor fan, an inset sink with Quooker hot water tap, integrated Bosch oven which has a pyrolytic self-cleaning function and combination oven with warming drawer, wine fridge, Bosch dishwasher and integrated fridge freezer
- **Dining area** has ample space for dining table and chairs and French doors leading out into the front garden
- **Lounge area** also has French doors leading out into the front garden
- **Utility room** with integrated washing machine and door leading out onto the side path
- **Bedroom** with French doors leading out into the rear garden and decked seating area (currently being used as a lounge)
- **Double bedroom** with French door leading out into the rear garden
- **En-suite shower room** finished in a modern white suite incorporating a separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Shower room** re-fitted in a stylish white suite incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

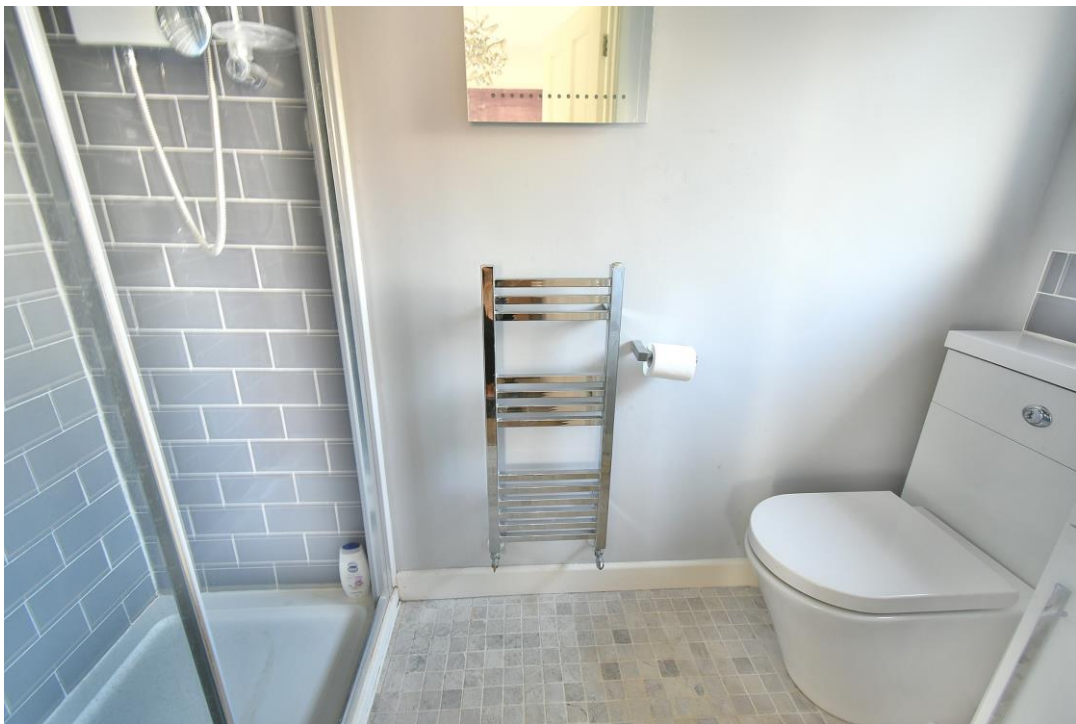
First floor:

- 15' **Landing/study area**
- **Double bedroom** with two fitted double and two single wardrobes with drawer storage
- Additional **double bedroom**
- Spacious **family bathroom/shower room** re-fitted in a stylish white suite incorporating a good size shower cubicle with chrome raindrop showerhead, contemporary free-standing bath, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

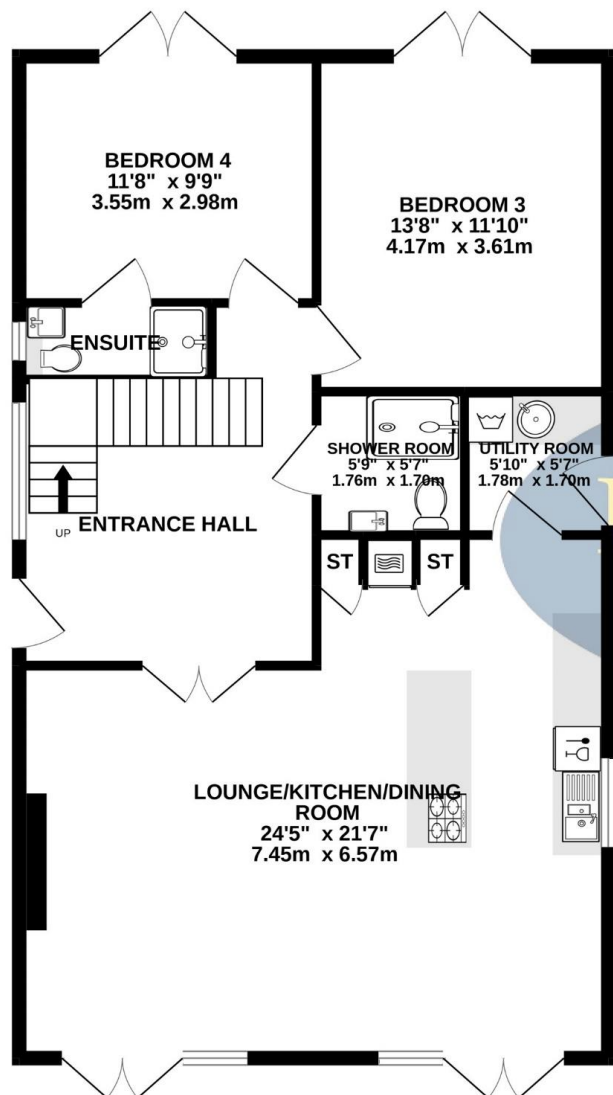
COUNCIL TAX BAND: E

EPC RATING: C

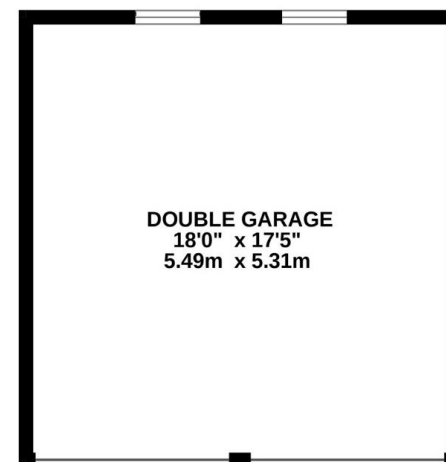
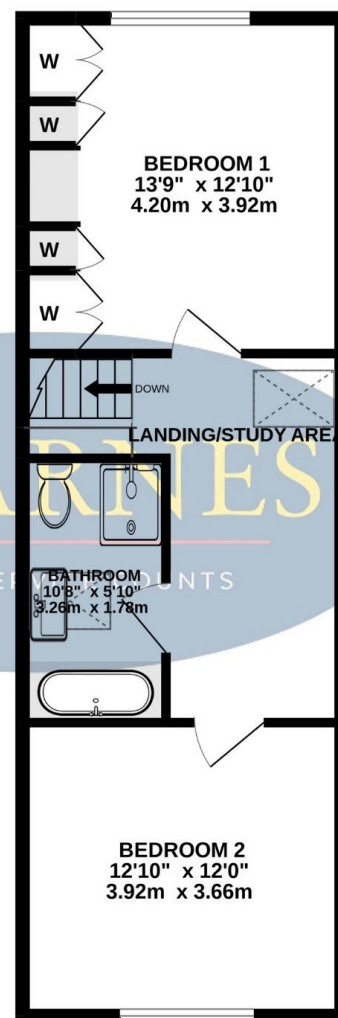




GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
314 sq.ft. (29.2 sq.m.) approx.

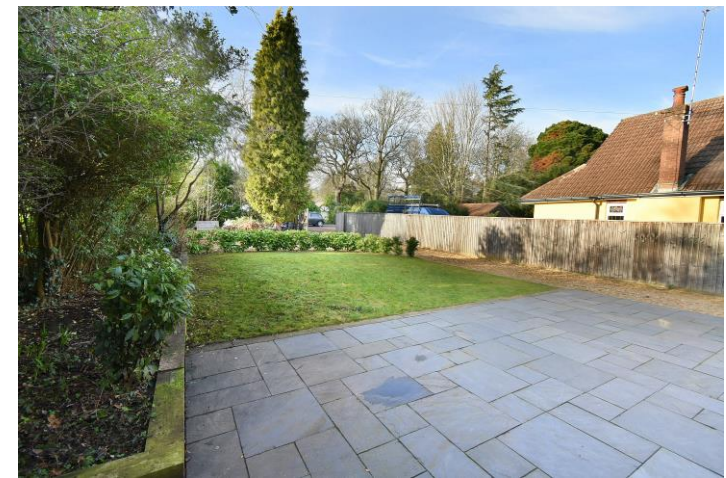


TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

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

- The **rear garden** measures approximately 65' x 45', has been landscaped and offers a good degree of seclusion. Adjoining the rear of the property there is a decked seating area, a slate paved path continues round to a side access. The path continues down to the far end of the garden where there is a large area of private paved area. The remainder of the garden is predominantly laid to lawn.
- Double wooden gates open onto a front gravel **driveway** which provides generous off-road parking for several vehicles. The side driveway continues up to a detached double garage
- There is a good size area measuring 90' x 45' of **front lawn** and a slate paved patio area
- Detached **double garage** has light and power, two metal up and over doors
- **Further benefits** include double glazing, a gas fired Hive heating system

The property is situated in a convenient location, approximately 800m from West Parley which provides local shops and facilities. Slightly further afield, just over a mile away, lies Ferndown town centre offering an excellent range of shopping, leisure and recreational facilities.



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