

Woodside Road, Ferndown, Dorset, BH22 9LB



HEARNES

WHERE SERVICE COUNTS



“A 2,100 sq ft character family home, occupying a plot measuring 0.3 of an acre”

FREEHOLD GUIDE PRICE £680,000

This superbly positioned and character four double bedroom, two bathroom, two reception room detached family home has a 16ft garden room, 100ft westerly facing rear garden, integral single garage, detached double garage and generous off-road parking. Occupying a plot measuring 0.3 of an acre.

Little Spinney has been owned by the current owners for circa 38 years, over which time the property has been extremely well-maintained and has also managed to retain its charm and character with wood burning stoves, picture rails, original internal doors and fittings and staircase with original oak balustrade. An early viewing is strongly recommended.

This light and spacious 2,100 sq ft family home enjoys a sought after yet convenient location within Ferndown.

- **2,100 sq ft Four double bedroom detached family home occupying a westerly facing plot measuring 0.3 of an acre**

Ground Floor:

- Good sized **entrance hall**
- Spacious **cloakroom** finished in a white suite
- 23ft **Triple aspect lounge** with woodburning stove creating an attractive focal point
- 16ft **Garden room**, fully double glazed and tiled flooring. The garden room enjoys a glorious outlook over the rear garden
- Separate **dining room** with a window overlooking the front garden and wood burning stove
- **Kitchen/breakfast room** incorporating roll top work surfaces, base and wall units, recess for a cooker, recess and plumbing for a dishwasher, space for a freezer and a double glazed window overlooking the rear garden
- Generous sized 13ft **Utility room** with roll top work surfaces, recess and plumbing for a washing machine, recess for a fridge, wall mounted gas-fired Vaillant boiler, space for a tall fridge/freezer, window overlooking the rear garden, a door leading out to the side path and an internal door into the integral garage

First Floor:

- Good sized **landing**
- **Bedroom one** is a good sized triple aspect double bedroom
- **Dressing room**
- **Bedroom two** is a generous sized double bedroom with en-suite bathroom
- Spacious **en-suite bathroom** finished in a white suite incorporating a panelled bath with shower over, wc, pedestal wash hand basin and fully tiled walls
- **Bedroom three** is a generous sized double bedroom enjoying a dual aspect and a vanity unit
- **Bedroom four** is also a large double bedroom with vanity unit
- Spacious **family bathroom** finished in a white suite incorporating a panelled bath with shower over, bidet, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Further benefits** include double glazing and a gas-fired heating system with Vaillant boiler

COUNCIL TAX BAND: G

EPC RATING: D

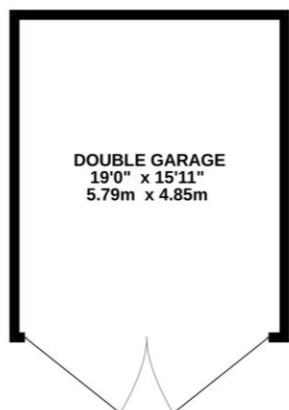
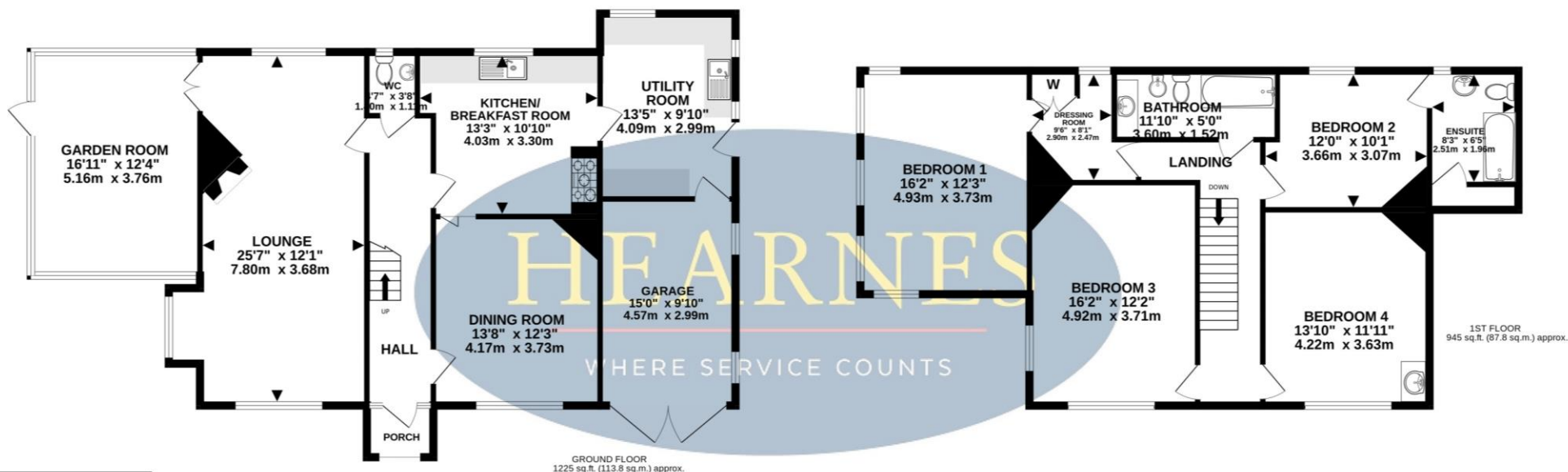




TOTAL FLOOR AREA : 2472 sq.ft. (229.7 sq.m.) approx.

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.

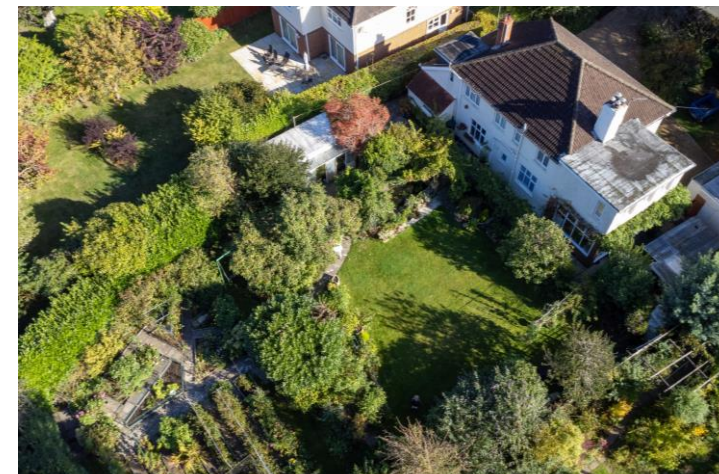
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NOT LOCATED IN EXACT POSITION
303 sq.ft. (28.1 sq.m.) approx.

AGENTS NOTES: 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. 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

- **Rear garden** which is without doubt a superb feature of the property as it faces a **westerly aspect**, is immaculately kept and measures approximately 100ft x 80ft (maximum measurements) Adjoining the rear of the property there is a large paved patio and a detached outbuilding/workshop with adjoining greenhouse. Large area of formal lawn and a vegetable plot. Paths meander through this well stocked garden which enjoys many attractive mature plants, shrubs and fruit trees. At the far end of the garden there are well stocked rose flower beds, vegetable plots and a compost area. The garden itself is fully enclosed by mature shrubs and fencing. The garden must be seen to be fully appreciated.
- A front gravelled driveway provides generous off-road parking, leading up to an integral single garage and further round to a detached single garage with adjoining timber shed
- **Front garden** also stocked with many attractive mature plants and shrubs
- Integral **single garage** with double wooden doors, light, power and an internal door into the utility room
- **Detached double garage** with light, power and double wooden doors

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately ½ a mile away.



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