



Casterbridge Road  
Ferndown, Dorset, BH22 8LJ

# FREEHOLD PRICE

## £495,000

***“Superbly appointed detached family home occupying a generous private corner plot with 3/4 versatile bedrooms in this particularly sought after modern development”***

This well maintained detached modern family home benefits from a private corner plot in the popular Camelias development within very convenient access of Ferndown town centre, shops, amenities and schools with further access and bus routes to Wimborne, West Parley, Bournemouth Airport and A31 commuter routes to Bournemouth and the M27. The property is also located on the fringes of the development close to a family recreation area and nearby woodland walks.

The accommodation comprises three first floor bedrooms served by a modern family bathroom, with the advantage of a converted ground floor reception/study room that could form a fourth bedroom with patio doors to the garden. There is a dual aspect living room with wood laminate flooring and a spacious fitted kitchen and partially divided breakfast room with door to the garden.

Other benefits include a cloakroom, WC, double glazing, gas central heating and driveway parking for 2 vehicles.

The rear garden is a particular feature as it measures approximately 50ft in length with a unique southerly aspect private outlook, level lawn and raised timber decking ideal for entertaining. Ground floor:

- **Entrance hall**
- **Dual aspect lounge** with feature gas fire & surround
- Light and spacious **kitchen/breakfast room** benefitting from integrated oven and grill and electric hob, along with space for fridge/freezer, washing machine and dishwasher. The triple aspect allows for a bright space with ample work surface and storage. A rear door leads out to the decking
- **Converted garage** creating an excellent snug or playroom with patio doors out to the garden
- **Cloakroom** with WC and wash hand basin

### First floor:

- **The main bedroom** benefits from two sets of fitted mirrored double wardrobes acting as a changing area leading through to the en-suite
- **En-suite** with walk-in shower, WC and sink with vanity storage below
- **Bedroom two** is a generous size double also with built-in wardrobes
- **Bedroom three** is a single bedroom
- Well-appointed **family bathroom** incorporating a white suite to include a P-shaped bath with overhead shower, WC, sink with vanity unit beneath and mirror cupboards for extra storage
- A real feature of the property is the **rear garden** measuring approximately 50ft x 30ft and faces a south easterly aspect. The garden has been well landscaped and has decking across the rear of the property. within the garden is a **useful timber storage shed**.
- **Driveway** providing off road parking for several vehicles.

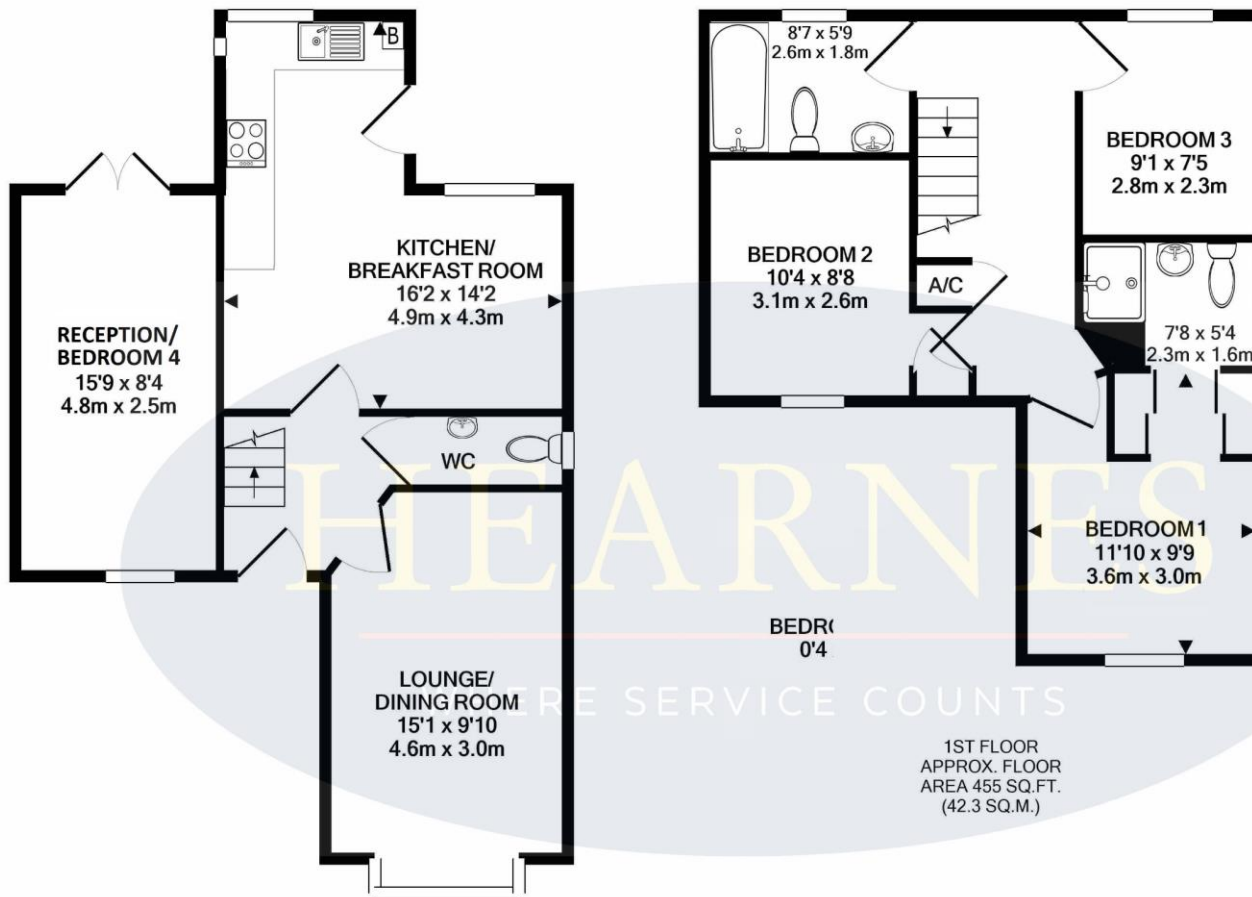
Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 1 mile away. The popular local family pub ‘The Angel’ is located within a short distance.

**COUNCIL TAX BAND: E**

**EPC RATING: C**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 531 SQ.FT.  
(49.3 SQ.M.)

BEDR  
0'4

1ST FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 986 SQ.FT. (91.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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