

# Southwood Close

Ferndown, Dorset BH22 9HW



**HEARNES**

WHERE SERVICE COUNTS







***“A 2,800 sq ft family home in a sought after and convenient cul-de-sac location, approximately 800metres from the town centre”***

**FREEHOLD GUIDE PRICE £625,000**

A superb split level spacious three double bedroom chalet home, located at the end of a lovely quiet cul-de-sac, comprising 22ft lounge, master bedroom with en-suite shower room, family bathroom and four reception rooms. This detached family home has a double glazed conservatory overlooking a secluded rear garden with a detached double garage and driveway providing generous off-road parking.

This extremely versatile 2,800 sq ft family home is positioned at the end of a sought after, peaceful, cul-de-sac and is conveniently located approximately 800 metres from Ferndown’s town centre.

- **A 2,800 sq ft three double bedroom, four reception room detached family home in a sought after and convenient location**

**Ground Floor:**

- 22ft Spacious **entrance hall**
- **Cloakroom** finished in a white suite
- **18ft Kitchen/breakfast room** incorporating ample roll top worksurfaces, a good range of base and wall units, underlighting, attractive tiled splash backs, one and a half bowl stainless steel sink unit with drainer, cupboard housing wall mounted gas-fired boiler, integrated oven, grill, hob and extractor, recess and plumbing for a dishwasher and washing machine, integrated fridge and freezer, ample space for a breakfast table and chairs and tiled floor
- **Garden room** with double glazed French doors leading out to the rear garden
- Steps down to an impressive **22ft lounge** with feature fireplace, double glazed French doors leading out to the conservatory
- **Conservatory** enjoying a pleasant outlook over the secluded rear garden and has double glazed French doors giving access to rear garden
- **Office** which would also make a good size double bedroom
- **Dining room** which could also be used as a double bedroom if required

**First Floor:**

- **Landing** with fitted wardrobe
- **Master bedroom** is a generous sized 16ft dual aspect double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards and drawer storage
- **En-suite shower room** finished in a white suite incorporating a corner shower cubicle, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous size double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets dressing table and drawer storage
- **Bedroom three** is a good size double bedroom benefitting from fitted wardrobes
- Spacious **family bathroom** finished in a stylish white suite, incorporating a walk-in shower, paneled bath with mixer taps and shower attachment, WC, wash hands basin with vanity storage beneath

**COUNCIL TAX BAND: D      EPC RATING: C**







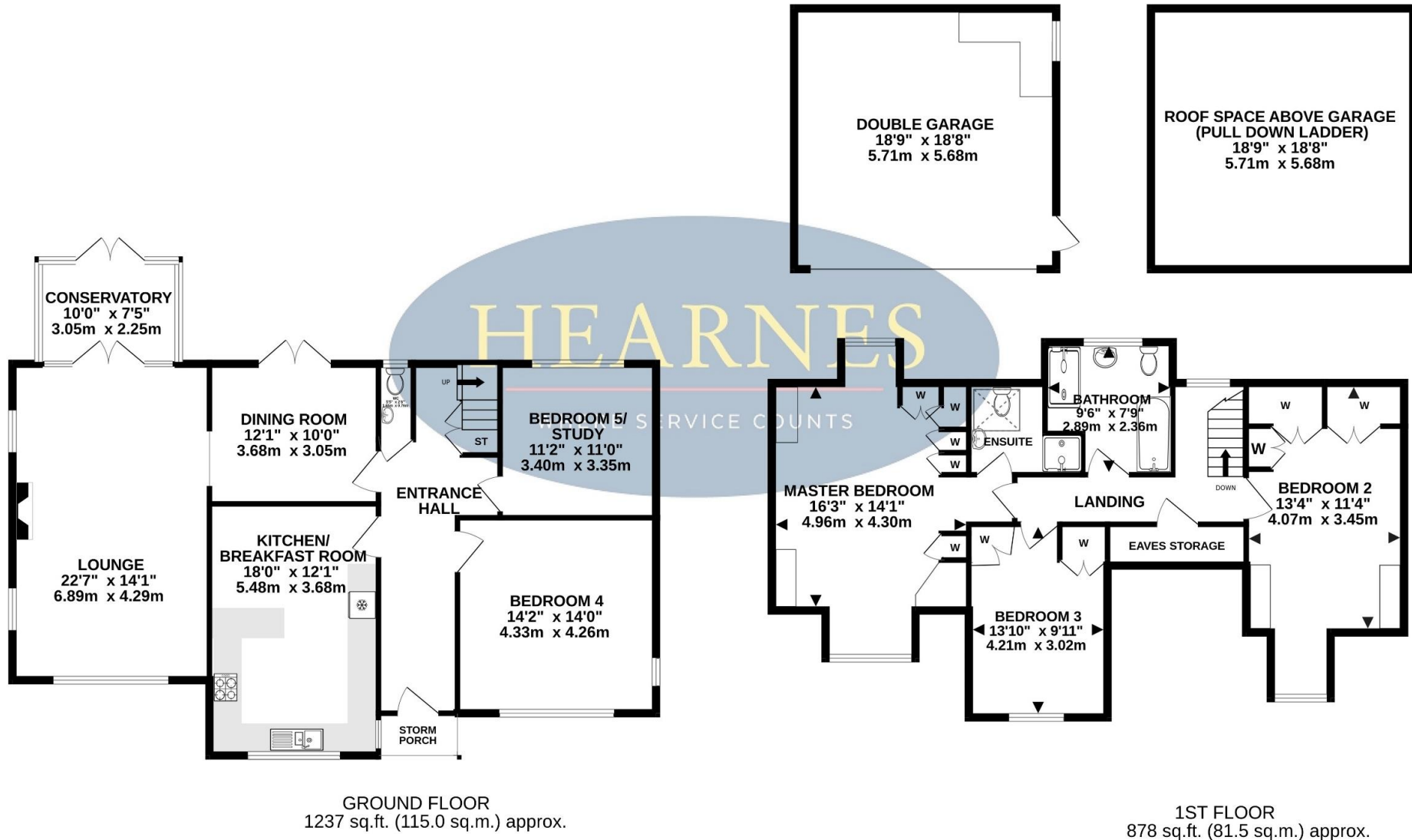
TOTAL FLOOR AREA : 2814 sq.ft. (261.4 sq.m.) approx.

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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OUTBUILDING  
698 sq.ft. (64.9 sq.m.) approx.











## Outside

- **The rear garden** offers an excellent degree of seclusion, has been landscaped for ease of maintenance and measures approximately 50ft x 50ft
- **Adjoining the rear of the property there is a raised paved patio** with steps leading down onto a further area of patio. The main area of garden has been laid to artificial lawn for ease of maintenance, there is a pond with a water feature and the garden is stocked with many attractive plants and shrubs
- Within the rear garden there is a **detached garage**
- **Detached garage** has an up and over door, light and power and a pull down ladder giving access to a large, useful roof space providing fantastic storage
- **A front driveway** provides generous off road parking
- **Double side gates** open onto the side driveway which provides additional off road parking and in turn leads down to the detached double garage
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre offers an excellent range of shopping, leisure and recreational facilities.





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