



**Warren Walk, Ferndown
Dorset, BH22 9LR**

FREEHOLD PRICE

£335,000

“Three bedroom Georgian style terrace home overlooking a mature communal green with private garage and delightful south west facing garden”

This well-presented mid terrace family home is set within a secluded position away from the main road, in a popular communal close amongst similar properties built in the Georgian style.

The accommodation comprises three first bedrooms served by a family bathroom, a spacious through lounge and dining area with bay window and patio doors to the rear garden, fitted modern kitchen and a separate WC. Other benefits include double glazing, entrance lobby, private garage in a block to the rear of the property that can be accessed via a private lane through the wonderful low maintenance southerly aspect rear garden.

The property is perfectly positioned within convenient access of local schools and pedestrian walkways through to Wimborne Road, with regular bus routes and access to Ferndown town centre, Wimborne and the A31 commuter routes.

Ground floor:

- Front door to immediate **entrance lobby** with door to ground floor cloakroom
- **Cloakroom** comprising modern suite with vanity unit, WC and opaque double glazed window. Further door giving access to the lounge/dining room
- **Lounge/dining room** particularly spacious open plan room, double glazed bow window to the front, feature mock fireplace and surround, door to understairs storage, door to kitchen and dining area with room for family size dining area and double glazed Georgian style double doors to and giving access to the rear garden
- **Fitted kitchen** comprising a range base and wall mounted units with adjoining roll top work surfaces, integrated double oven and Bosch halogen inset hob with extractor above, one and a half bowl sink unit with mixer tap, integrated Neff dishwasher, plumbing for washing machine, integrated and concealed fridge and freezer, double glazed window and door giving access to the rear garden and cupboard housing the warm air system gas fired boiler

First floor:

- **Landing** with hatch to loft space and door to cupboard housing hot water tank with slatted shelving
- **Bedroom one** with double glazed window to the rear aspect, double doors to built-in cupboard
- **Bedroom two** with double glazed window to the front aspect, single door to built in cupboard
- **Bedroom three** with double glazed window to the front aspect
- **Bathroom** fitted in a modern white suite comprising panelled bath with Mira wall mounted shower unit, glazed shower screen, WC, wash hand basin, opaque double glazed window and partly tiled walls

Outside:

- **The rear garden** has a southerly aspect and is designed with low maintenance in mind, predominantly laid to lawn with attractive shrub and flower borders with steps leading up to the Georgian style double doors. The garden is enclosed by timber fencing with a rear gate giving access to a private lane and to the private garage
- **Garage** located in a block to the rear of the property
- **The front garden** has also been designed for ease of maintenance with two areas of grass and flower bed either side of the front door

Warren Walk comprises of a number of central green areas surrounded by well planned, attractive Georgian style homes and is approximately half a mile from Ferndown Upper School and is approximately one mile from Ferndown Town Centre. Ferndown itself offers an excellent range of day-to-day shopping facilities as well as supermarkets and leisure centre.

COUNCIL TAX BAND: C

EPC RATING: C

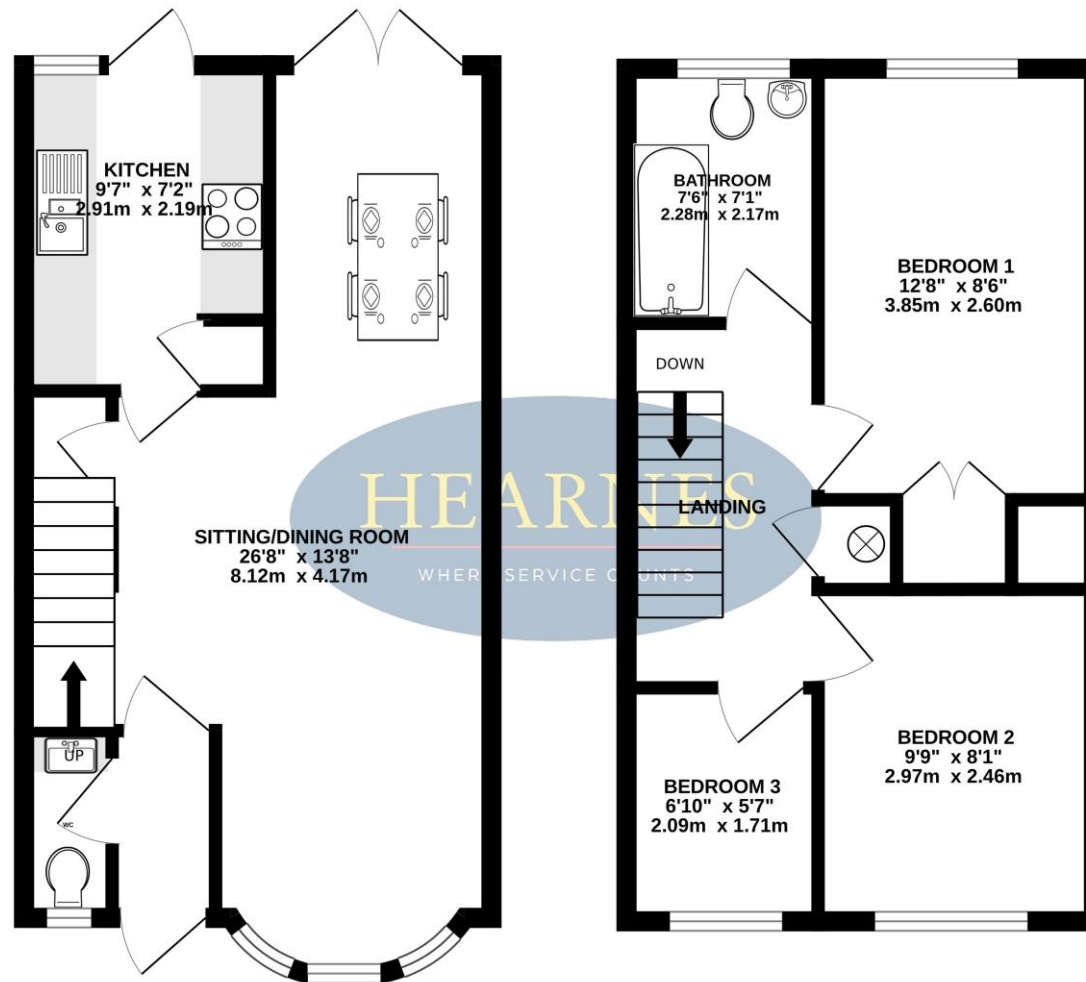


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GROUND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

