

Pinewood Road

Ferndown, Dorset BH22 9RP



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented executive family home occupying a good sized and secluded corner plot ”

FREEHOLD PRICE £750,000

This modernised and immaculately presented four double bedroom, two bathroom, two reception room detached family home occupies a good size and secluded corner plot with a double garage and driveway providing generous off road parking.

The property is tucked away in a quiet cul-de-sac location whilst enjoying a sought after area located close to the local amenities. The current owners have been in residence for circa 35 years and over which time the property has undergone a number of improvements.

- **Four bedroom detached executive family home occupying a good sized and secluded corner plot**

Ground floor:

- Spacious **entrance hall**
- **Cloakroom** finished in a stylish white suite incorporating WC, wash hand basin with vanity storage beneath, tiled floor
- 20ft **Dual aspect lounge** with a contemporary living flame log effect gas fire creating an attractive focal point of the room, double glazed window overlooking the front garden and double glazed French doors leading out onto the rear garden and patio
- **Separate dining room** with double glazed window overlooking the rear garden and double doors leading through into the lounge
- 20ft Dual aspect and refitted **kitchen/breakfast room**
- **The kitchen area** has been beautifully finished with extensive granite worktops and matching upstands with integrated Neff five ring gas hob and extractor canopy above, Neff oven, combination oven and warming drawer and an integrated dishwasher. A double glazed window overlooks the rear garden. Karndean flooring continues through into the breakfast area
- **The breakfast area** has ample space for a large breakfast table and chairs and has a double glazed window to the front aspect
- Spacious **utility room** incorporating roll top worksurfaces, base and wall units, recess and plumbing for washing machine and tumble dryer, space for fridge/freezer, cupboard housing wall mounted gas fired boiler and a double glazed door leading out into the rear garden

First floor:

- Spacious **first floor landing**
- **Bedroom one** has an excellent range of fitted bedroom furniture to include two single wardrobes, two double wardrobes, bedside cabinets, drawer storage and cupboards over the bed recess
- **Dressing area** with fitted floor to ceiling wardrobes with mirrored sliding doors
- Spacious **en-suite bathroom** incorporating a panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom benefitting from fitted wardrobes, drawer and cupboard storage
- **Bedroom three** is a double bedroom
- **Bedroom four** is also a double bedroom currently being used as an office
- **Family bathroom** finished in a white suite incorporating panelled bath with shower over, WC with concealed cistern, wall mounted wash hand basin, fully tiled walls and flooring

COUNCIL TAX BAND: F

EPC RATING: D

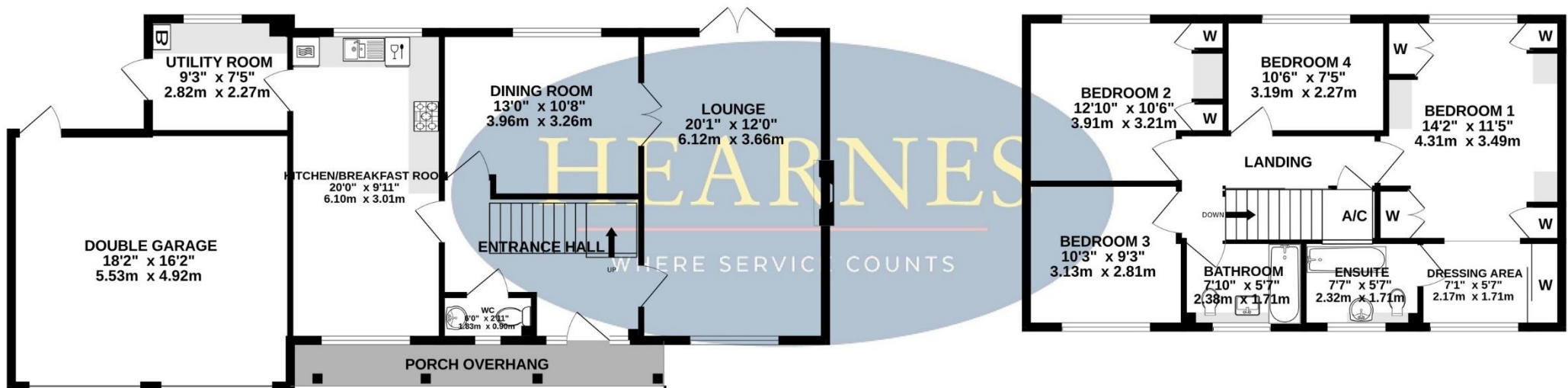




GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 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.
Made with Metropix ©2023





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 90ft in width x 35ft in depth
- Adjacent to the rear of the property there is a **large, paved patio area** and a path leading round to a side gate. The remainder of the garden is predominantly laid to lawn. The garden itself is stocked with many attractive plants and shrubs
- A **front driveway** provides generous off road parking and in turn leads up to a double garage
- **Double garage** has light and power, two metal up and over doors, eaves storage and a door leading through into the garden
- **Further benefits include;** double glazing, a gas fired heating system and security alarm

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne