

Wollaton Road, Ferndown, BH22 8QR



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged family home occupying a larger than average corner plot with a 95’ secluded garden with double garage”

FREEHOLD PRICE £575,000

This modernised and extended four bedroom, three reception room detached family home has a 20’ kitchen/breakfast room overlooking a 95’ secluded garden with a double garage and driveway.

This superbly positioned and substantially enlarged family home has a recently re-fitted kitchen which overlooks the rear garden, a larger than average 95’ enclosed rear garden and double garage. The property is also tucked away in a cul de sac location.

- **An extended four bedroom detached family home occupying a larger than average corner plot**
- **Entrance porch**
- Spacious **entrance hall**
- Re-fitted ground floor **cloakroom** finished in a stylish white suite
- 15’ **Lounge** with sliding patio doors leading out into the large and secluded rear garden. An attractive focal point of the room is a wood burning stove on a granite hearth. Double doors lead through to the dining room
- **Dining room** has a double glazed window to the front aspect and a further door leading through into the office/garden room
- 21’ **Garden room/office** with sliding patio doors leading out into the rear garden and a double glazed window
- 20’ Dual aspect and recently re-fitted stunning **kitchen/breakfast room**
- The **kitchen area** incorporates ample worktops with a good range of base and wall units, integrated AEG induction hob, Bosch twin ovens, integrated dishwasher, space for an American style fridge freezer and a double glazed window overlooking the rear garden
- The **breakfast area** has a fitted bench seating, ample space for dining table and chairs, picture window overlooking the rear garden and bi-fold doors opening onto a side patio
- **Utility room** with recess and plumbing for washing machine, sink unit and internal door leading through into the double garage
- Spacious first floor landing
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes
- **En suite shower room** incorporating a good sized shower cubicle, pedestal wash hand basin, WC, fully tiled walls
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is also a double bedroom with wardrobe recess
- **Bedroom four** is a large single bedroom currently being used as an office with a double glazed door leading out onto a front balcony
- **Family bathroom** finished in a modern white suite incorporating a shower bath with shower over, pedestal wash hand basin, WC and airing cupboard

COUNCIL TAX BAND: E

EPC RATING: D

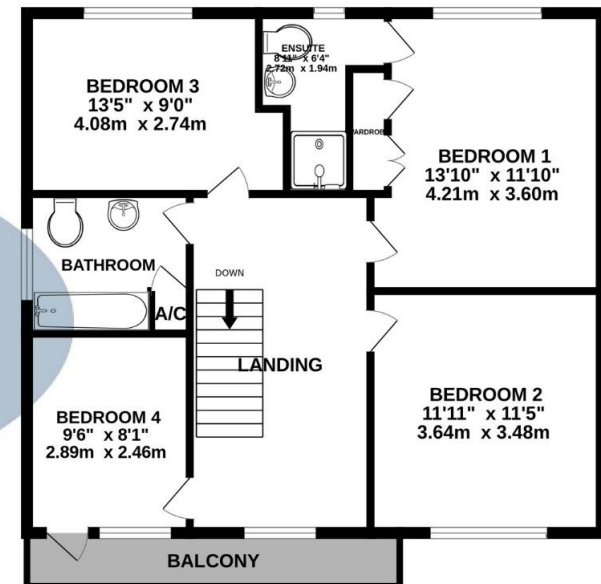
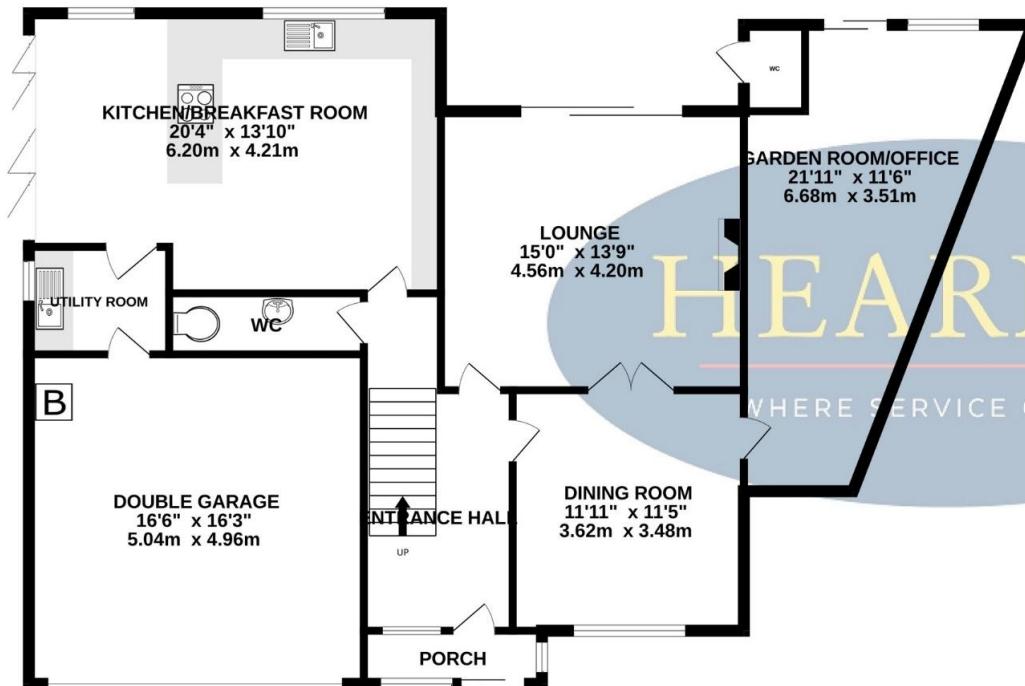




GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 2021 sq.ft. (187.7 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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Outside

- The **rear garden** is a superb feature of the property as it is considerably larger than average and offers an excellent degree of seclusion and measures approximately 95' x 50' (maximum measurements). The garden itself is predominantly laid to lawn. Within the garden there is a timber shed with adjoining block paved patio, with an additional wooden shed. Located to the side of the property there is a secluded Indian sandstone side patio with a side gate opening onto the front driveway. The garden is fully enclosed by mature shrubs and fencing
- A front **driveway** in turn leads up to a double garage
- The **double garage** has a remote control up and over door, light and power and a wall mounted gas fired Worcester boiler, internal door leading through into the utility room
- The **front garden** has been landscaped for ease of maintenance
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heated system

There is a small selection of amenities on Glenmoor Road approximately 400 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.



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