

Beaufoyo Avenue

Ferndown, Dorset BH22 9RQ



HEARNES

WHERE SERVICE COUNTS



“An extremely spacious and versatile 2,400 sq ft family home with a heated outdoor swimming pool offered with no chain”

FREEHOLD GUIDE PRICE £800,000

This conveniently located and extremely spacious four double bedroom, five reception room, one bathroom, one shower room detached family home has a 65ft secluded rear garden with a heated swimming pool, integral double garage and single car port with a front driveway providing generous off road parking.

This extremely spacious and versatile 2,400 sq ft family home has some unique features. The current owner has also recently installed solar panels along with a 6.2 KW battery store. The secluded garden and heated swimming pool along with the sought after location are particular features which make this a fantastic family home in a superb and convenient location approximately 0.5 miles from Ferndown's town centre.

- **A 2,400 sq ft four bedroom, five reception room detached family home offered with no chain**

Ground floor:

- **Spacious entrance hall**
- **Ground floor cloakroom** finished in a white suite incorporating a WC, wall mounted wash hand basin
- **21ft Lounge** with sliding patio doors offering a pleasant outlook over the front garden and giving direct access
- **Dining room** with bi-fold internal doors leading through into the garden room
- **Garden room** with vaulted ceiling with partly panelled glass roof and double glazed French doors leading out into the patio and rear garden
- **Breakfast room** with door leading through into the hallway and archway through into the kitchen
- **21ft Kitchen** enjoying a pleasant outlook over the rear garden with sliding patio doors giving direct access and a partly glazed vaulted ceiling flooding the kitchen with lots of natural light, ample roll top worksurfaces, good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for dishwasher, recess for fridge/freezer, recess for microwave, central island unit with storage beneath, a door through to the office and archway through to the utility room
- **Large utility room** with sink unit, recess and plumbing for washing machine, recess for tumble dryer with outlet, tiled floor and a door leading through into the garage
- **Office** with vaulted ceiling and double glazed sliding patio doors leading out into the rear garden

First floor:

- **Spacious first floor landing**
- Impressive 19ft **master bedroom** which enjoys a dual aspect with double glazed window overlooking the rear garden and sliding patio doors leading out onto a balcony. Two fitted double wardrobes with mirror sliding doors
- **En-suite shower room** refitted in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls
- **Bedrooms two, three and four** are all double bedrooms with fitted wardrobes
- **Family bathroom** refitted in a stylish white suite incorporating a shower/bath with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

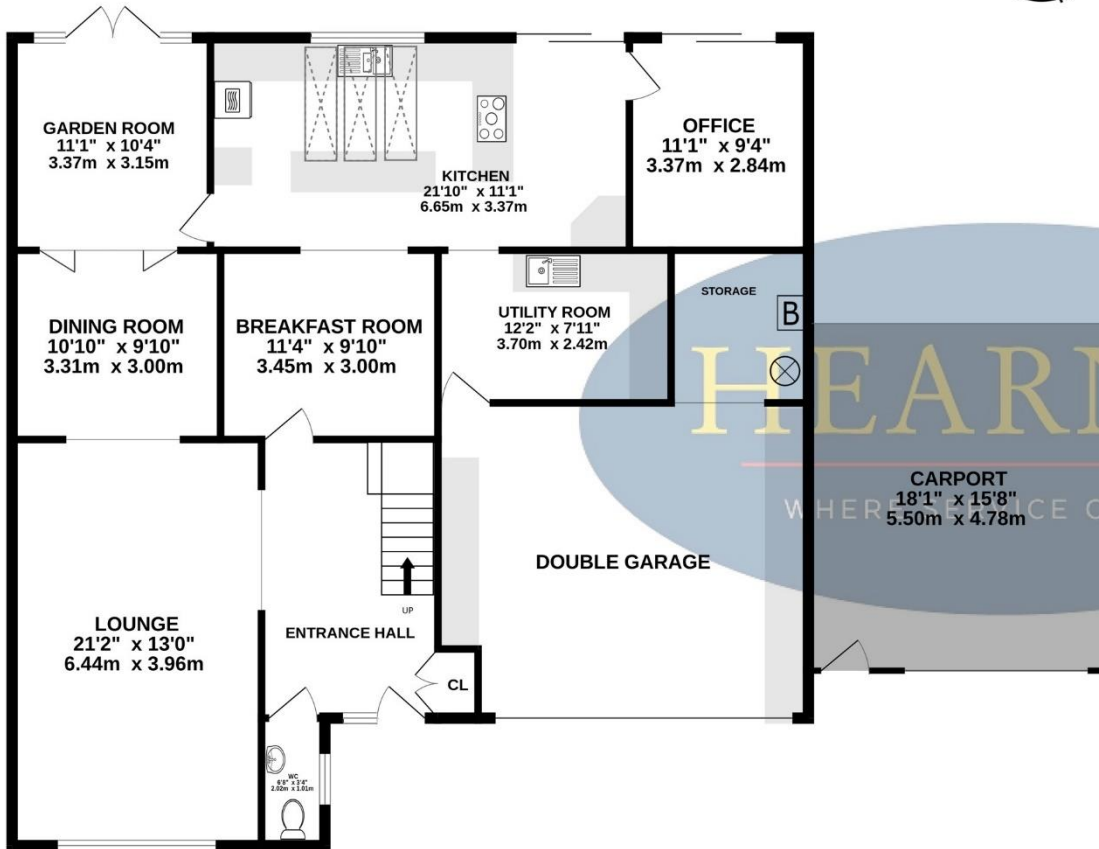
COUNCIL TAX BAND: G

EPC RATING: D

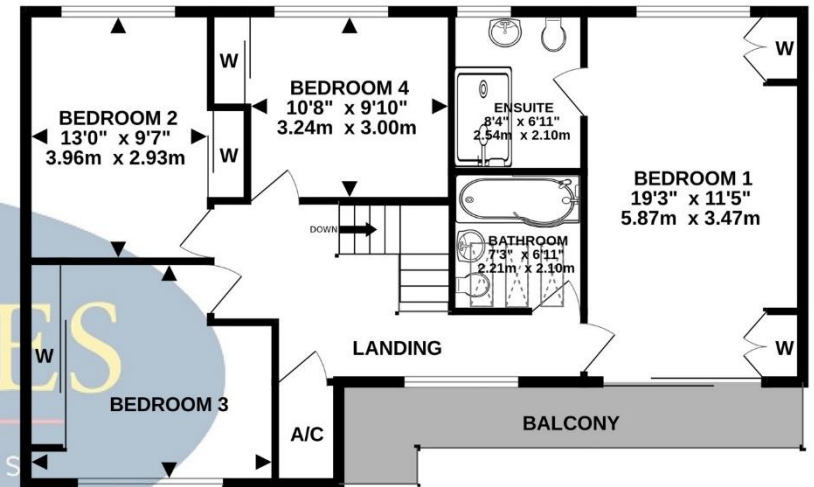




GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 2440 sq.ft. (226.7 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** measures approximately 65ft x 40ft, is immaculately kept and offers an excellent degree of seclusion
- Adjoining the rear of the property there is an **Indian sandstone patio**. A side path leads down to **three useful lockable storage sheds** and **two open sided storage sheds**. A pathway leads down to the side gate. On the opposite side of the property there is a **large storage shed and a covered single car port** with up and over door
- **The garden** is split into two areas; there is a formal area of lawn and a pool area with large, paved patio and a heated swimming pool along with a shed which houses the filtration system. The garden itself must be seen to be fully appreciated
- **To the front** of the property the front driveway provides generous off road parking with a good sized area of front lawn. The driveway, in turn, leads up to an **integral double garage**
- **Integral double garage** has roll top worksurfaces, base and wall units, wall mounted gas fired boiler with pressurised hot water tank, the solar battery store and inverter with remote control up and over door, light and power and an internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system, recently installed solar panels with a 6.2 KW battery store. The property also comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road. The clubhouse of the golf course is located approximately 2 miles away.



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