



**St Cleeve Way
Ferndown, Dorset BH22 8LE**

FREEHOLD PRICE

£469,950

“A family home tucked away in a peaceful location in the heart of the Camelias development”

This superbly positioned and generous sized three double bedroom, one bathroom, one shower room detached family home has a private, enclosed rear garden, single garage and driveway, whilst discreetly positioned and nestled away in a peaceful location within the heart of the popular Camelias development.

This light and spacious family home is tucked away in a unique spot within the heart of the popular Camelias Development and now comes to the market offered with no onward chain.

- **A three double bedroom detached family home offered with no chain**

Ground floor:

- **Entrance hall**
- **Ground floor cloakroom** finished in a white suite
- Good size **lounge** enjoying a dual aspect with a box bay window overlooking the front garden (56in LED 3D TV with 9.1 surround sound (could be include with the price)
- **16ft x 14ft Kitchen/dining room**. The dining area has ample space for dining table and chairs and enjoys a pleasant outlook over the rear garden
- **Kitchen area** incorporates extensive granite worktops with an inset sink, integrated double oven, four ring gas hob and extractor canopy above, integrated washing machine, integrated dishwasher, recess for fridge/freezer, cupboard housing a wall mounted gas fired Baxi boiler. Good size understairs cupboard, double glazed window overlooking the rear garden and double glazed door leading out onto the patio area

First floor:

- **Bedroom one** is a good size double bedroom benefitting from fitted wardrobes and cupboards over the bed recess
- **En-suite wet room** incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wall mounted wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a generous size double bedroom benefitting from a fitted wardrobe
- **Bedroom three** is also a double bedroom currently being used as an office
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC

Outside:

- **The rear garden** is a superb feature of the property as it measures approximately 30ft x 35ft, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio area** with a side path leading down to a useful **storage shed**. The remainder of the garden is predominantly laid to lawn. In the far corner of the garden there is a decked seating area with hot tub. The hot tub is included in the sale depending on the final figure agreed
- **A front driveway** provides generous off road parking with potential for approximately 4/5 cars and in turn leads up to a single garage
- **Single garage** has a replacement remote control roll up and over door, light and power and a rear personal door
- **Further benefits include;** double glazing and a gas fired heating system with replacement boiler and security alarm. The property could also be offered with no onward chain

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

COUNCIL TAX BAND: E

EPC RATING: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)



Total area: approx. 92.7 sq. metres (997.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

