

Horseshoe Crescent

Longham, Ferndown, Dorset, BH22 9FX



HEARNES

WHERE SERVICE COUNTS



“An immaculate and extremely well-kept family home of approximately 2,000 sq ft, built in 2017, with a 60ft south facing garden”

FREEHOLD GUIDE PRICE £670,000

This immaculately presented five double bedroom, one bathroom, two shower room, two reception room detached family home has a large 60x40 ft south facing garden, double garage and a utility room. Situated in the heart of the popular Holmwood development.

This 2,000 sq ft light and spacious family home sits proudly on a good sized plot enjoying a pleasant open outlook.

- **2,000 sq ft five double bedroom, one bathroom, two shower room, two reception room detached family home**

Ground Floor

- Generous **reception hall** with gorgeous Karndean flooring
- **Office/snug** which is a cozy room overlooking the front garden
- **Cloakroom** with tiled floor
- Fabulous 22ft **kitchen/family/dining room** incorporating ample roll top worksurfaces, good range of base and wall white gloss units, central island unit also forming a breakfast bar, range of AEG integrated appliances to include gas hob and extractor canopy above, double oven and dishwasher. There is space for a decent size family table and sofa, with double doors leading out into the garden
- Good size **utility room** with space for a washing machine and tumble dryer, a door giving access to the side of the property, and a door through into the large double garage
- Impressive 17ft **lounge** with double doors onto the garden

First Floor

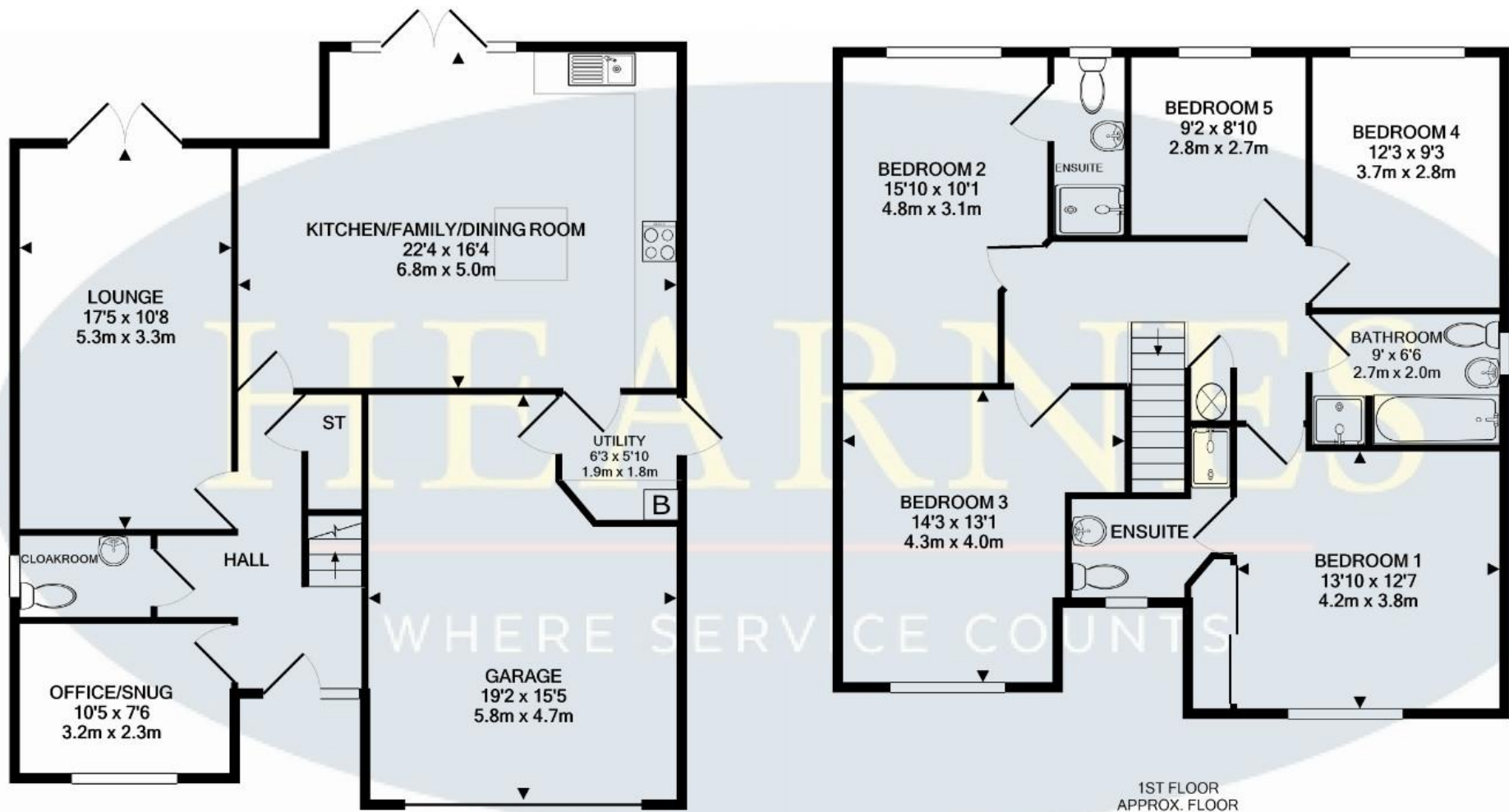
- **Spacious landing** with access to the loft
- 13ft Gorgeous **master bedroom** with fitted wardrobes with mirrored doors
- **En-suite** finished in a stylish white suite to incorporate a large shower cubicle, wash hand basin and wc, grey tiles and fitted storage units
- Generous **second double bedroom**
- Tiled **en-suite** with a generous size shower
- **Three further generous double bedrooms**
- Spacious **family bathroom/shower room** fitted in white suite to incorporate a panelled bath with mixer taps and shower hose, separate shower cubicle, wash hand basin and wc with grey tiled floor

COUNCIL TAX BAND: F

EPC RATING: B







GROUND FLOOR
 APPROX. FLOOR
 AREA 1022 SQ.FT.
 (94.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1965 SQ.FT. (182.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
 APPROX. FLOOR
 AREA 943 SQ.FT.
 (87.6 SQ.M.)





Outside

- The **south facing rear garden** measuring approximately 60ft in width is a great feature of the family home. The garden is mainly laid to lawn with an area of patio, surrounded by high boarded fencing offering a great degree of privacy
- A **double driveway** at the front providing parking for two cars
- **Double garage** with a metal up and over door, light, power, a door into the utility room and a 32 amp charging point for electric car
- **Further benefits** include gas central heating and double glazing

Holmwood Park is a superb development of contemporary homes constructed by Bellway homes who have a strong reputation of high standards, design and build quality. Holmwood Park is also conveniently located for Ferndown town centre which is less than 1.5 miles away. Ferndown itself, offers a good choice of supermarkets, medical facilities, pharmacies, post office, banks and schools. The local family pub 'The Angel' is located approximately 600 m away. There is a park across the road from the property situated in the heart of the development.

Agents Note: There is a maintenance charge of approximately £30 per month (currently) for the upkeep of communal areas.



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