



**Kestrel Close
Ferndown, BH22 9TW**

FREEHOLD PRICE

£500,000

“An extended family home with a secluded garden in a cul de sac location”

This generous sized and extended five bedroom, one bathroom, one shower room, three reception room detached family home has a secluded rear garden and driveway providing generous off road parking.

The ground floor accommodation has been extended to create a breakfast room along with the garage being converted which has created a double bedroom (this is currently being used as an office). Also on the ground floor there is a shower room. The property is situated in a popular cul de sac location and is conveniently located for all the local amenities.

- **A five bedroom detached family home with a secluded garden in a cul de sac location**
- **Entrance hall** with tiled floor
- Light and spacious **lounge** with a double glazed window overlooking the front garden offering a pleasant open outlook
- Generous sized separate **dining room** with bi-fold doors opening to offer uninterrupted views over the good sized and secluded rear garden
- **Modern kitchen** beautifully finished with extensive woodblock worktops and a good range of base and wall units with attractive tiled splashbacks, recess for cooker with extractor canopy above, recess and plumbing for dishwasher and washing machine, space for fridge freezer, tiled floor, double glazed window overlooking the rear garden
- **Breakfast room** with tiled flooring and double glazed window overlooking the rear garden
- **Shower room** finished in a modern suite incorporating a good sized shower cubicle, pedestal wash hand basin, WC, tiled floor
- **Fifth bedroom/office** which has been previously used as a bedroom but is now being used as a home office and was formerly the garage, double glazed window to the front aspect

First Floor

- **Bedroom one** is a generous sized double bedroom with a double glazed window to the front aspect
- **Bedroom two** is also a double bedroom with a double glazed window to the rear aspect
- **Bedroom three** is a large single bedroom with a double glazed window to the rear aspect
- **Bedroom four** is also a good sized single bedroom with a double glazed window to the front aspect
- **Family bathroom** finished in a white suite incorporating a panelled bath with a shower over, pedestal wash hand basin, WC, tiled floor

Outside

- The **rear garden** measures approximately 40' x 30' is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is a good sized paved patio with a side path leading down to a side gate. Steps lead up onto a good sized area of lawn. Also within the garden there is a useful timber storage shed
- A front **driveway** provides generous off road parking
- **Further benefits** include double glazing, a gas fired heating system and the property could be offered with no onward chain

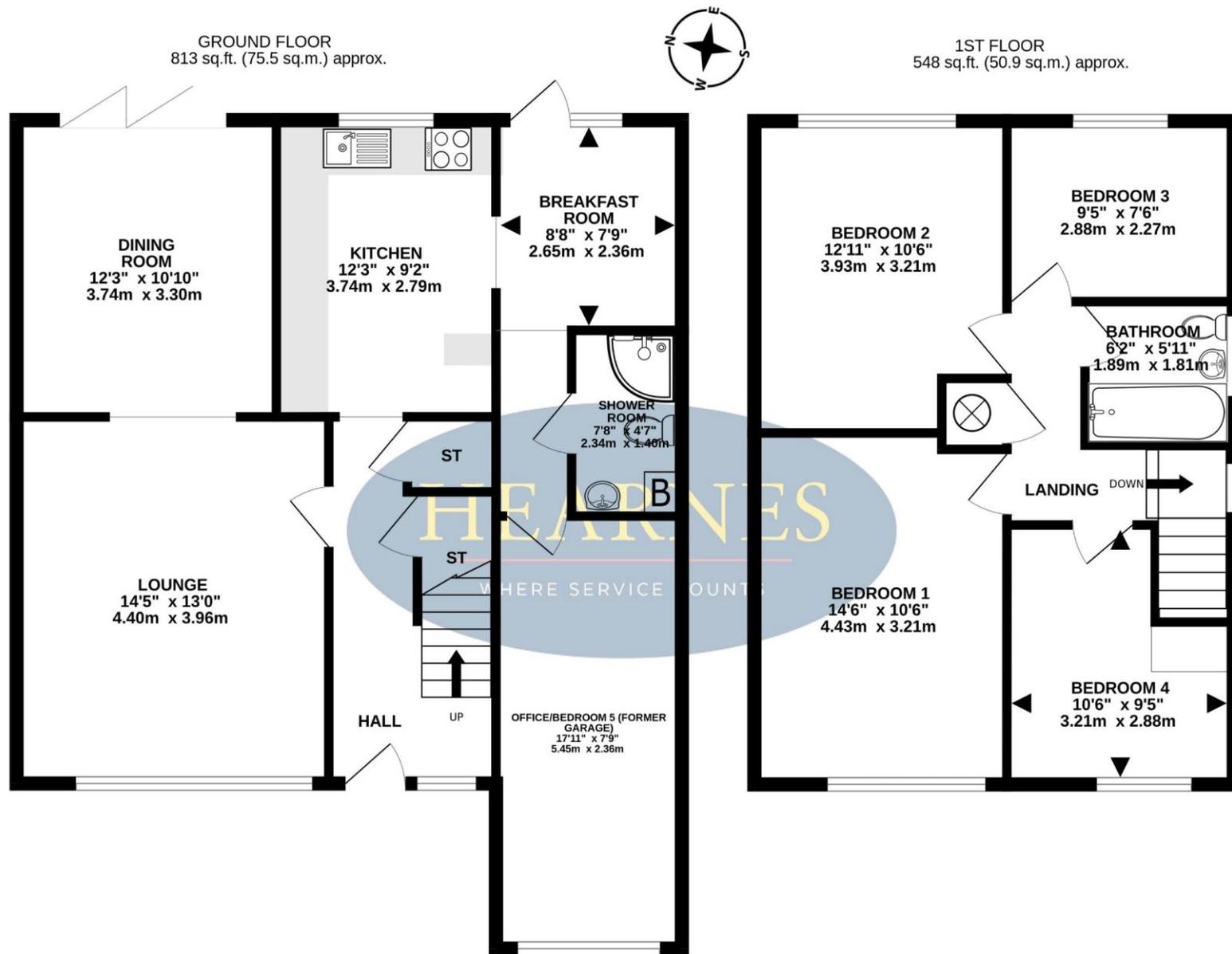
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away.

COUNCIL TAX BAND: D

EPC RATING: C



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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