

# Willowcroft

464 Ringwood Road, Ferndown, BH22 9AY



**HEARNES**

WHERE SERVICE COUNTS



# *“A versatile four bedroom, three bathroom detached family home in a unique setting only 500 yards from Ferndown town centre”*

**FREEHOLD PRICE £600,000**

This charming detached family home built in 2011 is notable for its unique courtyard setting in a secluded spot away from the main road whilst providing extremely convenient access to Ferndown shops, schools and the A31 commuter routes.

The stylish accommodation comprises: four first floor bedrooms served by two ensuites and a family bathroom, a spacious living room with attractive box bay window and feature solid wood burner together double doors to a superb open plan kitchen and dining space, underfloor heating and French doors giving access to and overlooking the private rear garden. Other benefits include a separate reception/study room, economical air source heat pump with ground floor underfloor heating and first floor radiators, ground floor cloakroom, solid wood doors, integral access to the garage and allocated parking.

- **Four bedroom, three bathroom detached family home 500 yards from Ferndown centre**
- Attractive **entrance porch** with door to an L shaped entrance hall with convenient integral access to the garage
- Spacious **cloakroom** with WC and wash hand basin, double glazed window
- **Study/office room** providing multiple uses. This room could be used as a ground floor bedroom
- **Kitchen/breakfast room** providing an impressive open plan space with a range of base and wall mounted units with marble effect worktops and contrasting tiled splashbacks, fitted Range style double oven with extractor hood above, integrated and concealed dishwasher, tall standing fridge freezer, larder cupboard, integral sink unit with chrome mixer tap, wood effect flooring, double glazed French doors giving access to and overlooking the rear garden, further double doors providing open access to the lounge/dining room
- Impressive **lounge/dining room** with an attractive double glazed boxed bay window and a centrally positioned feature solid wood burner

## **First Floor:**

- **Landing** with hatch to loft
- **Bedroom one** with a double glazed window to the rear aspect and further Velux window, range of fitted bedroom furniture and door leading to the en suite shower room
- **En suite shower room** with fitted shower cubicle, wash hand basin and WC, Velux window
- **Bedroom two** has a double glazed window to the front aspect and two angled Velux windows to the side aspect, double doors to storage cupboard which houses the hot water tank, door to en suite shower room
- **En suite shower room** with fitted shower cubicle, WC and wash hand basin
- **Bedroom three** has a double glazed window to the rear aspect with a range of fitted wardrobes
- **Bedroom four** has a double glazed window to the front aspect, built in double wardrobe space
- **Family bathroom** fitted in a matching white suite comprising panelled bath with chrome mixer taps, WC, floating Monobloc wash hand basin with chrome mixer tap, heated towel rail, double glazed window to the side aspect

**COUNCIL TAX BAND: F**

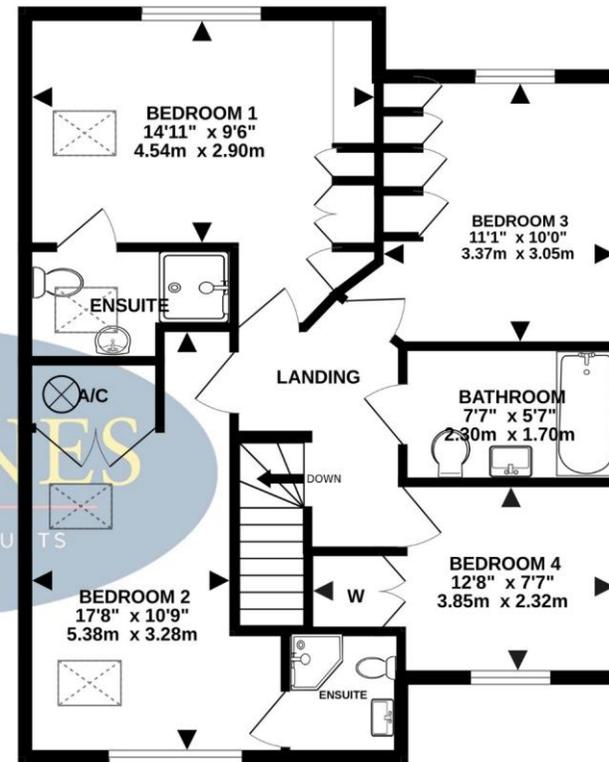
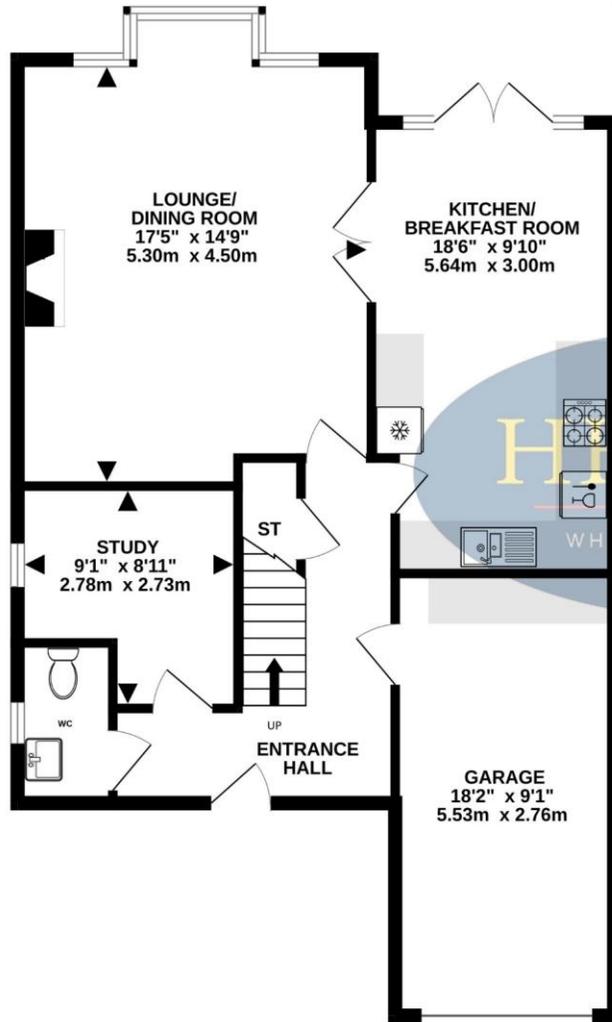
**EPC RATING: C**





**GROUND FLOOR**  
809 sq.ft. (75.2 sq.m.) approx.

**1ST FLOOR**  
694 sq.ft. (64.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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** faces a southerly aspect and is a pleasant and well maintained level garden with a lawn area and section of patio. The garden is enclosed by timber fencing providing a secluded outlook and security, ideal for families
- **Garage** with up and over door, internal power, lighting and plumbing for appliances
- The property is approached from Ringwood Road via a private tarmac lane shared with three similar houses leading to a particularly private courtyard setting with turning space and allocated parking



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