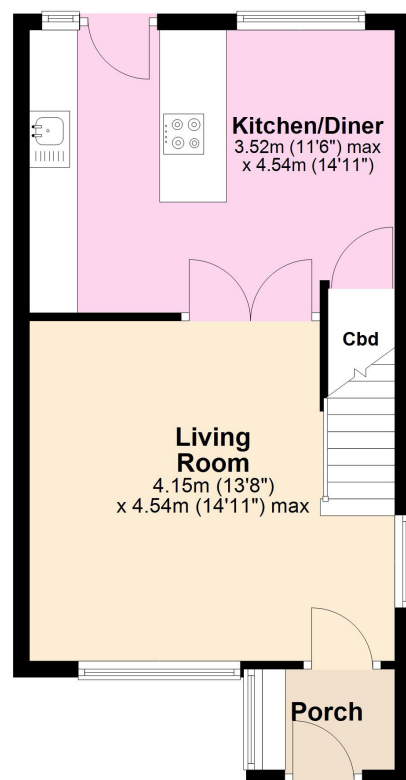
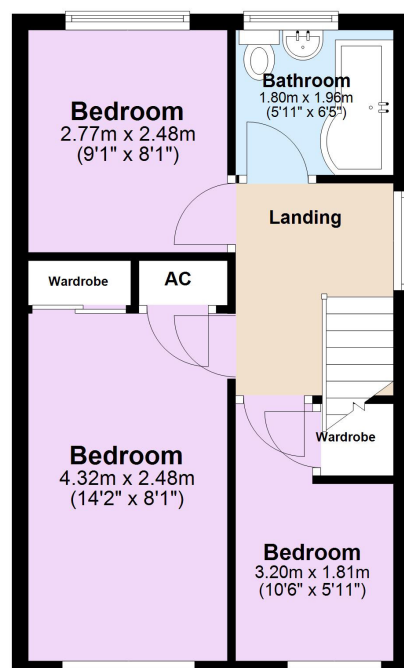


Ground Floor



First Floor



Total area: approx. 73.1 sq. metres (786.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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
Plan produced using PlanUp.



Link Homes
67 Richmond Road
Lower Parkstone
BH14 0BU
sales@linkhomes.co.uk
www.linkhomes.co.uk
01202 612626



LINKHOMES
ESTATE AGENTS



6 Kestrel Close, Ferndown, Dorset, BH22 9TW
Guide Price £349,950

**** PERFECT FIRST TIME BUY ** WESTERLY-FACING PRIVATE GARDEN ** WELL-PRESENTED FAMILY HOME **** Link Homes Estate Agents are delighted to present for sale this three bedroom semi-detached family home in the much-desired Ferndown location. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering a built-in wardrobe, a living room with a media wall and feature Cedar panelling, a modern open-plan kitchen/dining room with direct access onto the Westerly-facing private rear garden, a stylish three-piece family bathroom suite and a tarmacked driveway with parking for multiple vehicles!

Kestrel Close is located approximately just over a mile away from Ferndown's Town Centre where you can find a Tesco's supermarket, Ferndown Pharmacy, Doctor's surgery, restaurants, cafes, Ferndown Leisure Centre and many recreational facilities. The school catchments are Ferndown First, Ferndown Middle and Ferndown Upper school. Close by is Marks & Spencer food hall, The King George playing fields and the ever-popular championship Ferndown golf course. There is easy access to the A31 via the Canford Bottom roundabout making for a convenient commute to London taking approximately just two hours and thirty minutes via car. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Hallway

Smooth set ceiling, ceiling light, double glazed composite front door to the front aspect, UPVC double glazed frosted window to the front and side aspect, consumer unit, built-in shoe storage and coconut matt flooring.

Living Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front and side aspect, radiator, television point, media wall with feature cedar panelling, modern feature electric fireplace, power points and carpeted flooring.

Open Plan Kitchen/Diner

Smooth set ceiling, downlights, smoke alarm, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated dishwasher, integrated washer/dryer, cupboard with the boiler enclosed, four point induction hob with integrated 'Neff' double oven and integrated extractor fan, stainless steel sink with feature tap and drainer, laminate splash back, power points, radiator, integrated wine cooler, understairs storage cupboard, feature under counter lighting, feature plinth lighting and Amtico flooring.

First Floor

Landing

Smooth set ceiling, ceiling light, loft hatch (fitted ladder, boarded and insulated), UPVC double glazed window to the side aspect, radiator, power point and carpeted flooring.

Bedroom One

Ceiling light, UPVC double glazed window to the front aspect, radiator, built-in double wardrobe with sliding mirrored doors and storage cupboard with the water tank enclosed, power points and carpeted flooring.



Bedroom Two

Ceiling light, UPVC double glazed window to the rear aspect, radiator, power points and carpeted flooring.

Bedroom Three

Smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, built-in single wardrobe, radiator, power points and carpeted flooring.

Bathroom

Smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, panelled bath with waterfall shower and extra shower head, part tiled walls, toilet, wall mounted sink, stainless steel heated towel rail and vinyl flooring.

Garden

Westerly facing, surrounding wooden fences, laid to artificial lawn and resin, shed, feature wooden sleepers, steps, external power point and an outside tap.

Driveway

Tarmacked driveway with space for multiple vehicles and access to the rear of the shed.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: C
Council Tax Band: C - Approximately £2332.73 per annum.

Stamp Duty

First Time Buyer: £2,497
Moving Home: £7,497
Additional Property: £24,995