

# Fernlea Avenue

Ferndown, BH22 8HE



**HEARNES**

WHERE SERVICE COUNTS







***“Superbly presented high specification detached family home providing four bedrooms, luxury bathrooms, stunning kitchen/family room and south facing 70’ rear garden”***

**FREEHOLD GUIDE PRICE £750,000**

A deceptively spacious, detached chalet style house maintained to an extremely high standard throughout the 1,800sq ft versatile living space.

The accommodation comprises four double bedrooms over two floors served by a luxurious en suite and family bathroom with vaulted feature ceilings and sliding doors giving access to and overlooking the southerly aspect garden, open plan to the luxury kitchen/breakfast room.

Other benefits include a separate utility room, convenient entrance lobby, ground floor WC, contemporary glazed staircase, driveway parking for several vehicles to a storage area (formerly the garage).

The property occupies a private, mature plot of 0.16 of an acre and is situated in an extremely convenient location only half a mile to Ferndown town centre, close to regular bus services, an M&S Food Hall and access to West Parley, Bournemouth International Airport and the A31 commuters route to Bournemouth and the M27.

- **Entrance lobby** - feature arched window and door, further door through to the entrance hall
- **Entrance hall** – solid oak doors, Karndean style flooring, stairs to first floor with feature glazed panel
- **Ground floor cloakroom/WC**
- **Sitting room** – beautifully presented dual aspect room with window to front and windows and French doors to the rear, central feature fireplace
- **Kitchen** – bespoke traditional style kitchen comprising a range of base and wall mounted units with quartz worktops, Karndean style wood flooring, integrated Neff double oven and inset ceramic hob, 1½ bowl sink unit with mixer tap and further breakfast bar area, with windows to the side and rear. This area is open plan and flows seamlessly into the dining/family room
- **Dining/family room** – impressive dual aspect room with vaulted ceiling, exposed beams and sliding doors giving access to, and overlooking the rear garden
- **Ground floor bedroom one** – sliding patio doors overlooking the rear garden, door to en suite
- **En suite bathroom** – a luxurious Victorian style en suite bathroom with free standing claw foot dual ended bath and shower attachment, WC and vanity unit with wash hand basin, bidet and part tiled walls, ceiling light window providing excellent light, door to utility room
- **Utility room** – worktop with wash hand basin, space and plumbing for washing machine, wall mounted gas boiler and door to the garden
- **First floor landing** – window to the front, door to eaves storage, further solid oak double doors to the hallway cupboards
- **Bedroom two** – leaded light windows to the front aspect
- **Bedroom three** – leaded light window to the side aspect
- **Bedroom four** – doors to a Juliette style balcony with vaulted ceiling and exposed beam
- **Family bathroom** – luxurious white suite comprising shower bath with offset mixer tap and shower attachment, tiled splashbacks, vanity unit with monobloc sink unit, WC, wood panelled flooring, chrome heated towel rail and leaded window

**COUNCIL TAX BAND: E**

**EPC RATING: D**





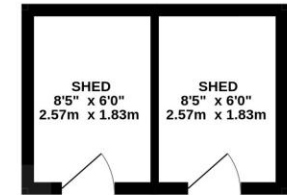




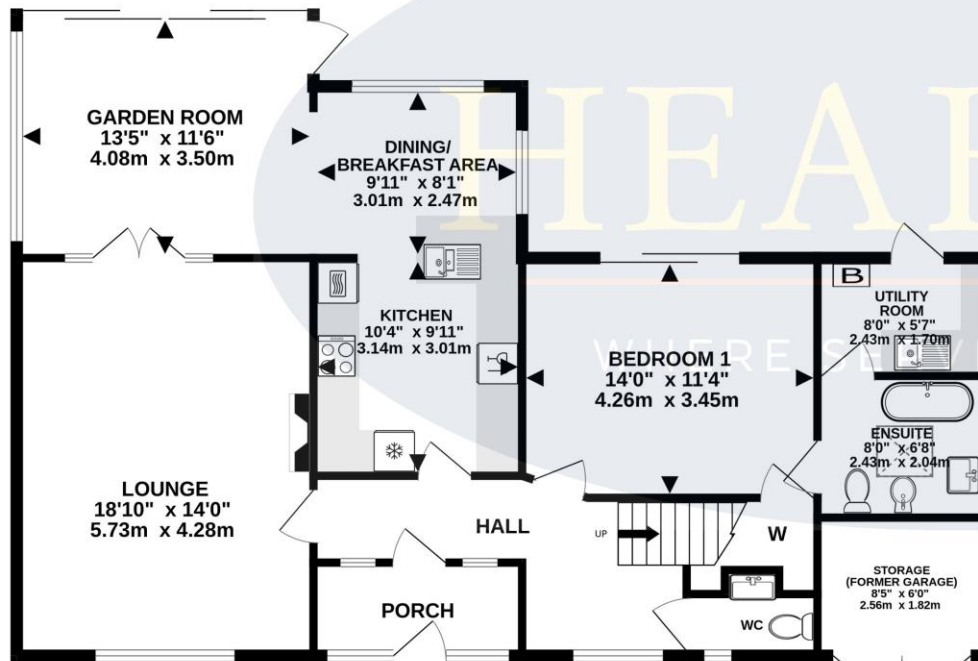
TOTAL FLOOR AREA : 1855 sq.ft. (172.3 sq.m.) approx.

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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NOT LOCATED IN EXACT  
POSITION  
101 sq.ft. (9.4 sq.m.) approx.



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.







## Outside

- **Front driveway** with parking for several vehicles including safe storage of a motorhome and access to the storage area – formerly the garage – with power and light, gate to side access
- **Rear garden measuring approx. 70' x 55'** superbly maintained landscaped, southerly aspect rear garden with secluded open outlook from a raised patio area, ideal for entertaining, overlooking a large expanse of level lawn, enclosed by mature, well tended hedging and borders, timber storage shed, a variety of thoughtfully planned shrub and flower borders

**Ferndown offers an excellent range of shopping, leisure and recreational facilities.**





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