

Glenmoor Road

Ferndown BH22 8JH



HEARNES

WHERE SERVICE COUNTS



“A substantial family home occupying a larger than average Southerly facing corner plot measuring 0.20 of an acre”

FREEHOLD PRICE £500,000

This generous sized and conveniently located five bedroom, two shower room, one bathroom, detached family home has a double glazed conservatory overlooking a South facing garden, with a large double garage and driveway providing generous off-road parking, occupying a larger than average corner plot measuring 0.20 of an acre.

This generous sized family home is in need of some updating but has an enormous amount of scope and potential to be enlarged and enhanced, (subject to the necessary planning consents) and now comes to the market offered with no onward chain.

A 1,900 sq ft five bedroom detached family home occupying a larger than average Southerly facing corner plot measuring 0.20 of an acre with no chain

- **Spacious entrance hall**
- **Dining room** with window overlooking the front garden and an archway through into the lounge
- **Lounge** with exposed stone fireplace with living flame log effect fire, sliding patio doors leading out into the conservatory
- **Conservatory** is fully double glazed and enjoys a pleasant outlook over the rear garden
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess and plumbing for washing machine, space for fridge and freezer, integrated oven, hob and extractor, fully tiled walls, wall mounted gas fired boiler, double glazed window overlooking the rear garden and a double glazed door leading out onto a side path
- **Ground floor bedroom** with double glazed window to the front aspect
- **Spacious ground floor shower room** incorporating a good sized walk-in shower area, WC, wash hand basin and doors leading through into the bedroom and hallway
- **Spacious first floor landing**
- **Bedroom one** is a generous sized double bedroom benefitting from fitted bedroom furniture
- **Ensuite shower room**, incorporating a shower cubicle, WC, wash hand basin, fully tiled walls
- **Bedroom two** is also a double bedroom with fitted bedroom furniture
- **Bedroom three** is a double bedroom with fitted wardrobes
- **Bedroom four** is a single bedroom with airing cupboard
- **Family bathroom/shower room** finished in a white suite incorporating a panelled bath, separate shower cubicle, pedestal wash hand basin, bidet, WC, fully tiled walls

COUNCIL TAX BAND: E

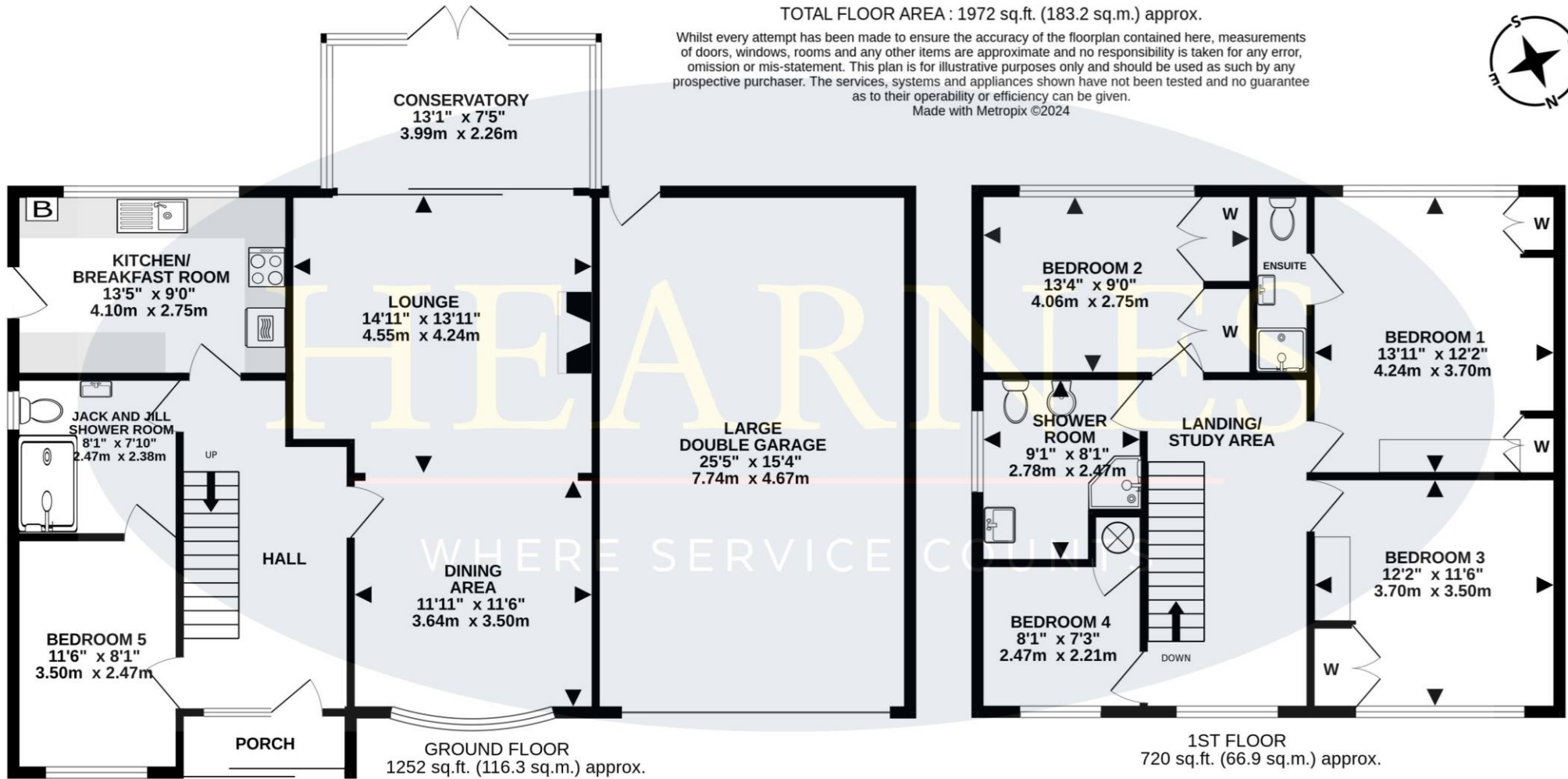
EPC RATING: C





TOTAL FLOOR AREA : 1972 sq.ft. (183.2 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 predominately laid to lawn
- Adjoining the rear of the property there is a **patio area** enclosed by a low level wall
- Also, within the rear garden there is a **timber storage shed**
- There is a large area of **lawned side garden** which offers an excellent degree of seclusion and is fully enclosed
- The rear and side garden have a maximum overall measurement of 105ft x 55ft
- A **front driveway** provides generous off-road parking for several vehicles and surrounds a central lawned area
- The driveway continues round to a **large double garage**
- **Double garage** is larger than the average and has an up and over door and a rear personal door
- **Further benefits include** double glazing, a gas fired heating system, solar panels and no chain

There are a small selection of amenities on Glenmoor Road, approximately 400 metres away. Marks and Spencer's Simply Foodhall is also located approximately 400 metres away. Ferndown offers an excellent range of shopping, recreational and leisure facilities. Ferndown's town centre is located approximately half a mile away.



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