

Ameysford Road

Ferndown, Dorset, BH22 9PY



HEARNES

WHERE SERVICE COUNTS



“A 2,400 sq ft family home with a heated swimming pool, 135ft secluded west facing garden and a home office/studio”

FREEHOLD PRICE £735,000

This beautifully finished, refitted and deceptively spacious four/five bedroom, one bathroom, one shower room, two/three reception room detached family home has a 135 ft secluded west facing rear garden, heated swimming pool and former detached garage complex, now converted to create a home office/studio, with the front portion remaining for useful storage, and a front driveway providing generous off-road parking.

This deceptively spacious 2,400 sq ft family home occupies a secluded plot measuring 0.20 of an acre, the property has undergone a number of recent improvements, with the principal rooms overlooking a stunning rear garden, which is a particular feature as it has a heated swimming pool, measures approximately 135ft in length, faces a westerly aspect and offers an excellent degree of seclusion.

- **2,400 sq ft four/five bedroom detached family home on a private plot measuring 0.20 of an acre with a heated swimming pool and home office**

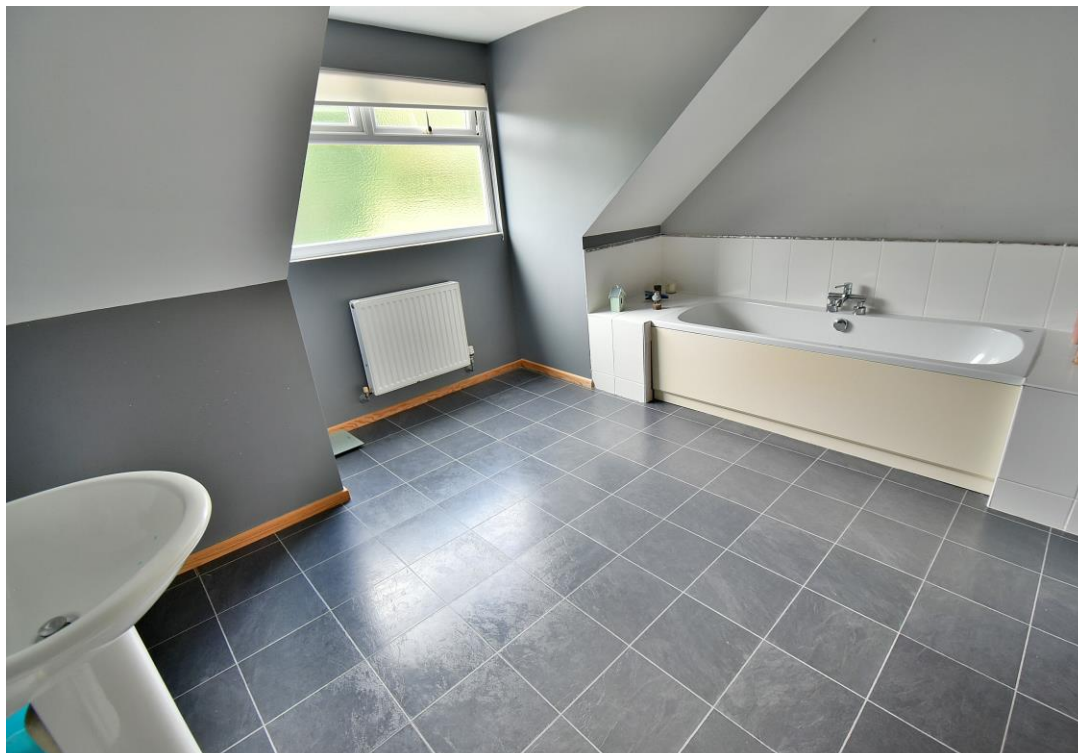
Ground Floor:

- **Entrance porch**
- Impressive **entrance hall**
- 24ft Light and spacious **lounge/dining room** with feature fireplace and French doors leading out to the rear garden
- Stunning open plan **30ft kitchen/breakfast/family room**
- The **kitchen/breakfast area** has been refitted and beautifully finished to incorporate ample slimline quartz worktops which continue round to form a breakfast bar, a good range of base and wall units, integrated Bosch hob with extractor canopy above, Bosch oven and combi oven, recess for a wine fridge, space for an American style fridge/freezer, integrated dishwasher and a window overlooking the rear garden
- **Family area** with ample space for a dining table and chairs and a bay window to the front aspect
- **Utility room/cloakroom** with a recess and plumbing for a washing machine, space for a tumble dryer, wc and pedestal wash hand basin
- **Double bedroom**, which could also be used as a reception room
- Additional **bedroom**, which is currently being used as an office

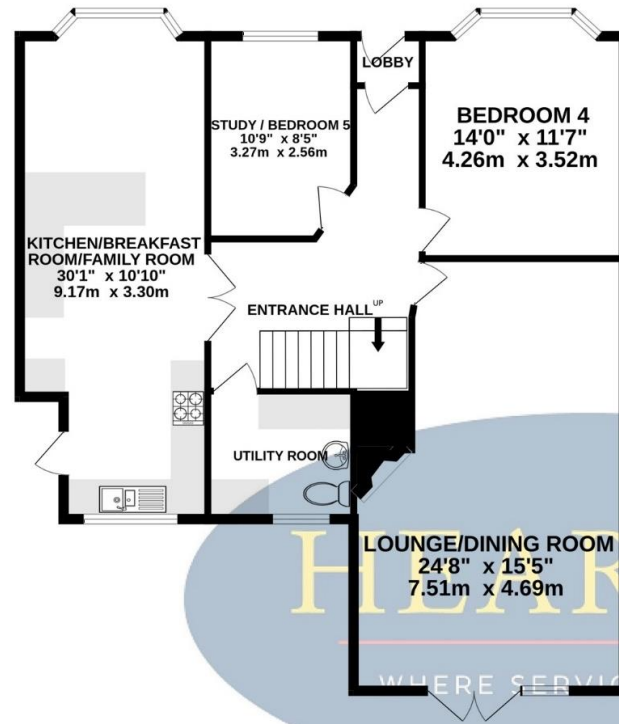
First Floor:

- **Spacious landing**
- 21ft x 13ft Impressive **master bedroom** with access into the eaves for useful storage
- **Walk in wardrobe**
- **En-suite shower room** finished in a stylish white suite incorporating a walk in corner shower area, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, wc with concealed cistern and tiled floor
- **Bedroom two** is a double bedroom with a fitted wardrobe
- **Bedroom three** is also a double bedroom
- Extremely spacious **family bathroom** finished in a white suite incorporating a panelled bath, pedestal wash hand basin and wc
- **Further benefits** include double glazing and gas-fired heating system

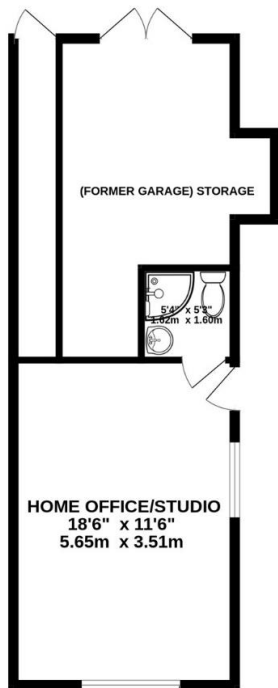
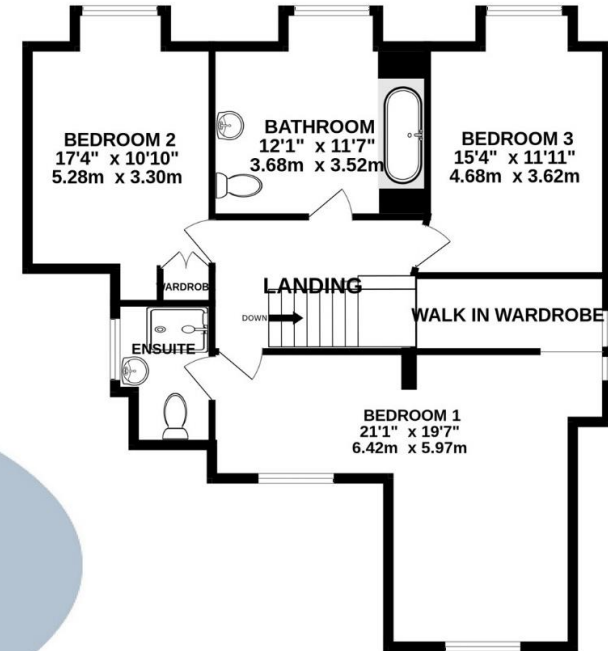




GROUND FLOOR
1554 sq.ft. (144.4 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 2409 sq.ft. (223.8 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

- **Rear garden** which is superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and measures approximately 135 ft x 45ft. Adjoining the rear of the property there is a large paved private patio. A feature of the garden is a **heated swimming pool**, whilst at the far end of the garden there is a large area of private lawn. The garden itself is fully enclosed by mature shrubs and fencing and must be seen to be fully appreciated
- Former detached garage complex which has been sub divided to create a **self-contained home office/studio with shower room**. Whilst the front portion of the former garage remains for useful storage
- Front driveway providing generous **off-road parking**

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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