

Paddocks Way

Ferndown, Dorset, BH22 9FW





“Situated on the edge of the popular Holmwood Park development, overlooking a protected green open space”

FREEHOLD PRICE OFFERS OVER £500,000

This superbly positioned and extremely well-presented four double bedroom, one bathroom, one en-suite detached family home occupies a unique position on a generous sized corner plot, with a 45ft enclosed garden, detached single garage and generous off-road parking. Situated on the edge of the development enjoying a delightful outlook over a protected open green space.

Holmwood Park is a modern development constructed by Bellway Homes on land which was formerly owned by Holmwood House Estate. This fantastic family home offers light and spacious accommodation, with the principle rooms either overlooking the garden or enjoying a pleasant open outlook.

- **Four double bedroom detached family home on a good sized corner plot**

Ground Floor:

- Good sized **entrance hall**
- **Cloakroom** finished in a white suite
- 19ft Dual aspect **lounge** with a window offering a pleasant open outlook and French doors leading out to the garden
- 19ft x 19ft L-shaped open plan **kitchen/dining room/family room**
- **Kitchen/dining area** with a good range of base and wall units, ample work surfaces, integrated Zanussi oven, hob and extractor, space for an American style fridge/freezer, recess and plumbing for a washing machine and dishwasher, space for a breakfast bar, space for a dining table and chairs, and a door leading out to the side driveway
- **Family area** Lovely open plan area enjoying a dual aspect with a delightful open outlook. This area offers flexibility to be used as required, it also has space for either a dining table and chairs or a sofa

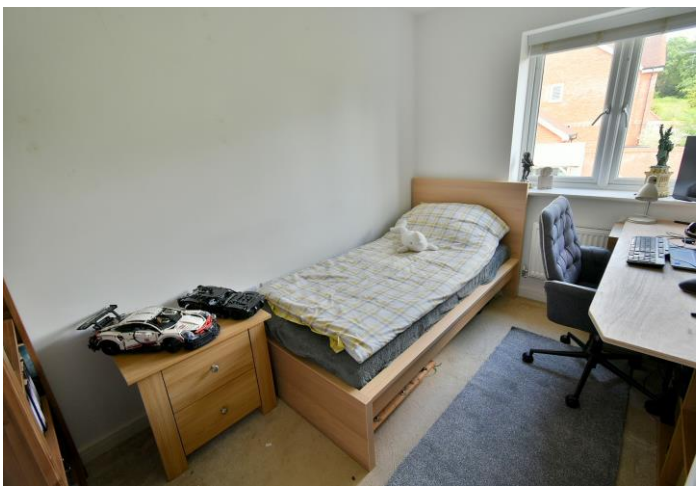
First Floor:

- Good sized **landing**
- **Four double bedrooms**, with bedrooms one, three and four enjoying a delightful open outlook, whilst bedroom two has a window to the side aspect
- **En-suite shower room** finished in a stylish white suite to incorporate an oversized shower cubicle, wall-mounted wash hand basin and WC with concealed cistern
- **Family bathroom** finished in a contemporary white suite to incorporate a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC with concealed cistern and fully tiled walls
- **Further benefits** include double glazing and a gas-fired central heating system

COUNCIL TAX BAND: E

EPC RATING: B

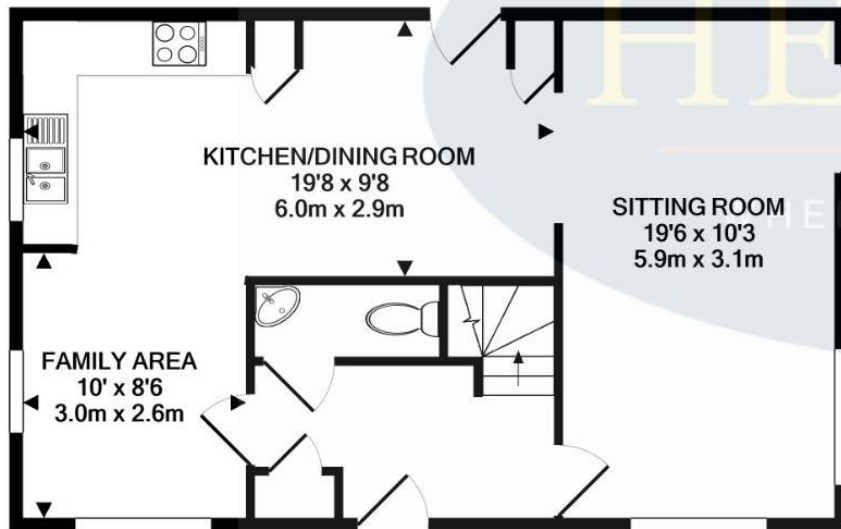




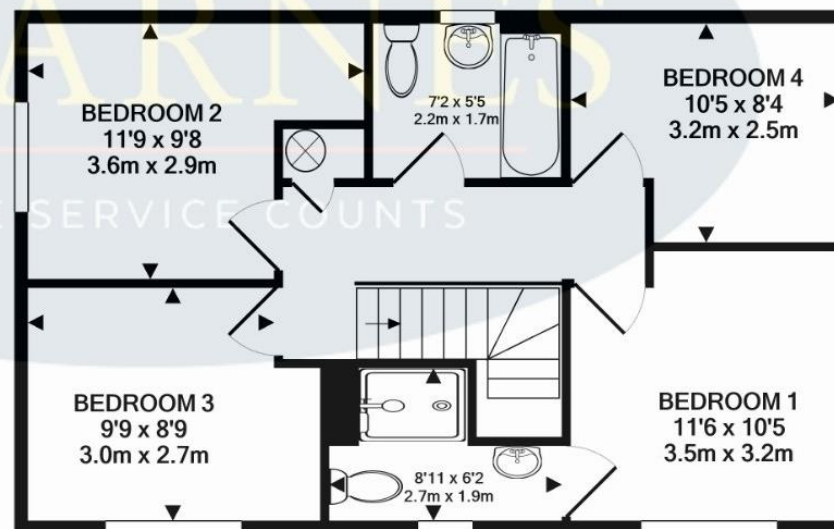
TOTAL APPROX. FLOOR AREA 1298 SQ.FT. (120.5 SQ.M.)



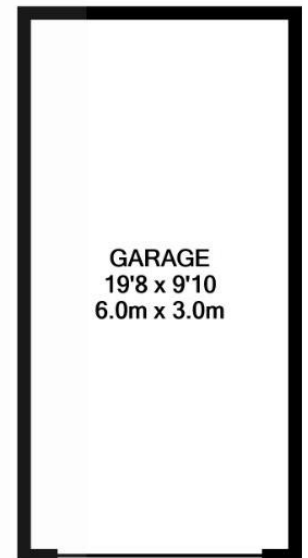
Whilst every attempt have been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



NOT LOCATED IN EXACT POSITION
APPROX. FLOOR
AREA 193 SQ.FT.
(18.0 SQ.M.)



View from the main bedroom



Outside

- **Garden** fully enclosed by a brick wall and fencing, measuring approximately 45ft x 35ft
- Adjacent to the rear of the property there is a patio area with a path leading round to a side gate
- The remainder of the garden is predominantly laid to lawn, with a raised decked seating area at the far end providing an ideal spot to enjoy the evening sun
- **Summer house** at the end of the garden
- Detached **single garage** with a metal up and over door, light and power
- Driveway providing **off-road parking** for approximately two vehicles
- Area of side garden laid to lawn and a small area of front garden enclosed by a picket fence

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away. The market town of Wimborne is approximately 4 miles away.



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