

# Casterbridge Road

Ferndown, BH22 8LN



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Annexe kitchen(former utility)



Annexe Bedroom



Annexe ensuite



# ***“A substantially enlarged family home with a one bedroom self contained annexe and secluded southerly facing garden backing onto protected woodland”***

**FREEHOLD PRICE £850,000**

This impeccably presented and extremely versatile five double bedroom, two ensuites, one bathroom, three reception room detached family home incorporates a one bedroom self contained annexe with a southerly facing balcony off the master bedroom overlooking a secluded south facing rear garden and a front driveway providing generous off road parking, whilst situated in the heart of the popular Camillias development.

This substantially enlarged family home has been modernised, re-configured and extended to create a one bedroom self contained annexe. This fantastic family home would suit a wide range of buyers who are either looking to accommodate an elderly relative with level ground floor accommodation or either a multi generation family looking for lots of light, space and versatility. The secluded plot is also an added benefit and the direct access onto the adjoining woodland is also a superb feature.

- **An extended five bedroom detached family home incorporating a one bedroom self contained annexe on a secluded southerly facing plot**
- **Entrance hall** with oak flooring, understairs cupboard
- **Cloakroom** re-fitted in a stylish white suite with oak flooring
- Generous sized **lounge** with a bay window overlooking the front garden and an attractive focal point of the room is an exposed brick open fireplace with wooden mantle above, double doors leading through into the dining room
- Separate **dining room** with double glazed French doors leading out into the rear garden
- **Office/hobby room** with a double glazed window to the front aspect
- Re-fitted and modern **kitchen** incorporating ample wood effect worktops with matching upstands, good range of base and wall units with underlighting, integrated Neff slide and hide oven with four ring gas hob and extractor canopy above, recess for fridge freezer, recess and plumbing for washing machine, integrated Neff dishwasher, double glazed window overlooking the rear garden, wooden panelled internal door leads through into the self contained annexe

## **Annexe**

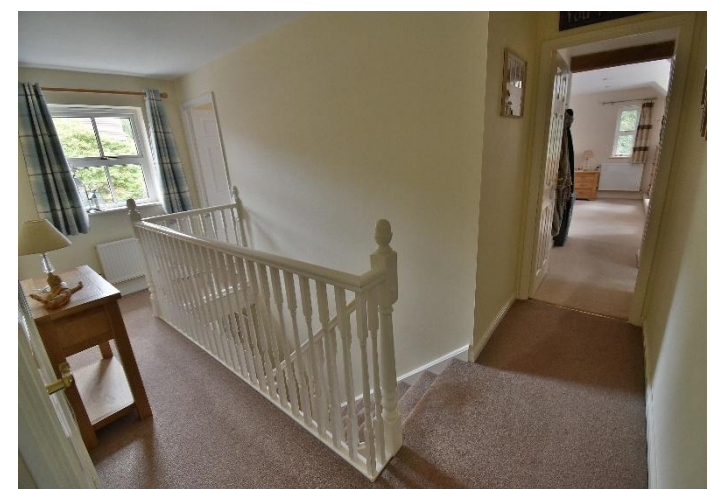
- **Self contained annexe** with its own private entrance
- Annexe **double bedroom** with fitted wardrobe
- Generous sized **shower room** incorporating a good sized walk-in shower area with chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin with WC, fully tiled walls
- Annexe **kitchen** which was formerly the utility room with worktops, sink unit, space for fridge and freezer, recess and plumbing for washing machine
- Annexe **lounge** which enjoys a triple aspect having double glazed tilt and slide sash windows and double glazed French doors leading out into the newly laid patio and landscaped rear garden
- Spacious **first floor landing** with airing cupboard
- Impressive 17' x 15' **master bedroom** enjoying a triple aspect with an excellent range of fitted wardrobes and cupboard storage, partly vaulted ceiling, double glazed French doors leading out onto the balcony
- 15' x 12' Southerly facing private **balcony** providing a fantastic space to relax and enjoy this beautiful setting overlooking the landscaped garden and wonderful wooded outlook across the adjoining protected woodland
- Spacious and re-fitted **ensuite shower room** finished in a stylish white suite incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC, fully tiled walls
- **Bedroom two** is a generous sized double bedroom benefitting from two fitted double wardrobes
- Good sized **en suite shower room** incorporating a shower cubicle, wash hand basin with vanity storage beneath, WC, partly tiled walls
- **Bedroom three** is also a generous sized double bedroom benefitting from a fitted double wardrobe
- **Bedroom four** is also a double bedroom benefitting from two fitted double wardrobes
- **Family bathroom** finished in a white suite incorporating a panelled bath with electric power shower over, wash hand basin with vanity storage beneath, WC, partly tiled walls

**COUNCIL TAX BAND: G**

**EPC RATING: C**



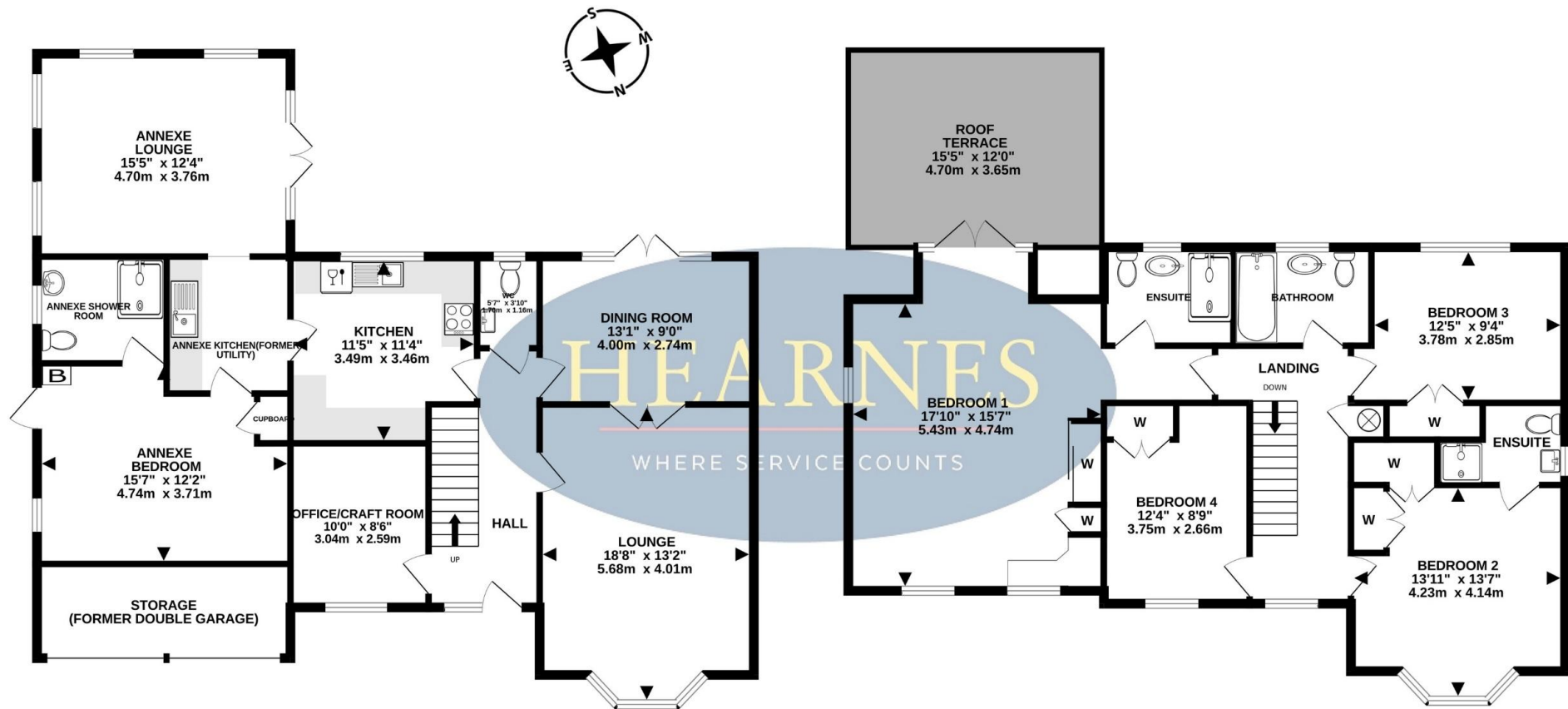






GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.

1ST FLOOR  
968 sq.ft. (89.9 sq.m.) approx.

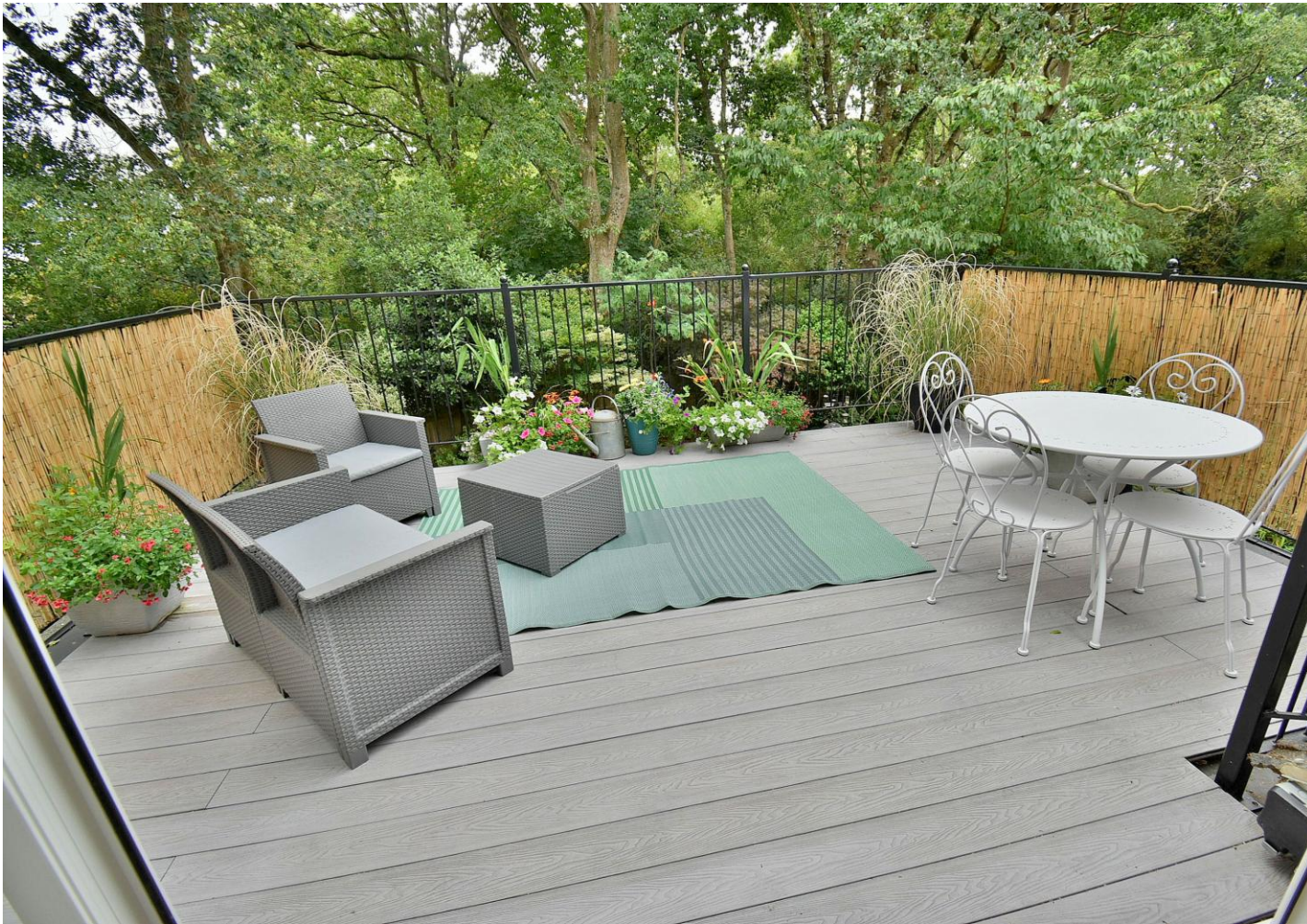


TOTAL FLOOR AREA : 2198 sq.ft. (204.2 sq.m.) approx.

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** is a superb feature of the property as it measures approximately 65' x 50', faces a southerly aspect and backs onto protected woodland, therefore offers an excellent degree of seclusion and also has direct access. Adjoining the rear of the property there is a recently laid Indian sandstone paved patio enclosed by a picket fence. There is a large area of central lawn which is surrounded by flower beds stocked with many attractive ornamental plants and shrubs. Also within the garden there is a good sized useful storage shed and an additional useful timber shed with a side path leading down to a side gate
- The former **double garage** has been partly converted. A third of the former double garage remains as useful storage and there are two newly placed up and over garage doors
- The **front garden** is stocked with many attractive plants and shrubs. There is an area of front lawn and a front double driveway provides generous off road parking with an Indian sandstone path leading up to a covered front porch with oak supports
- **Further benefits** double glazing, replacement fascias and soffits with deep filled guttering, fully maintained burglar alarm system to the main house and annexe and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.3 miles away. The popular Angel Inn is located approximately half a mile away.





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