

# 'The Point'

60 Beaufoyo Avenue, Ferndown, Dorset, BH22 9RL



**HEARNES**

WHERE SERVICE COUNTS



# *“A stunning and versatile family home finished to a high specification, with a 140ft private south facing garden”*

**FREEHOLD PRICE £1,100,000**

This cleverly designed and superbly appointed five double bedroom, two shower room, two bathroom detached family home, has a 140ft private south facing garden with a detached summer house, front driveway providing generous off-road parking and a single garage.

The current owners have managed to create a simply stunning 2,300 sq ft versatile family home, which has been finished to an exceptionally high standard. The exterior of the property has been clad in a mixture of thermo aged wood and white render, whilst all the windows have been replaced with high quality aluminium double glazing. Beaufoys Avenue is a highly regarded location within Ferndown, as one of Ferndown's most prestigious tree lined 'no through' roads.

- **Five double bedroom detached family home, with a 140ft private south facing rear garden.**

## **Ground Floor:**

- 21ft Impressive **entrance hall**, with vaulted ceiling, a bespoke olive ash staircase with glass balustrade and individual stair tread lighting.
- Stunning 25ft x 23ft Open plan **kitchen/dining/family room** with underfloor heating throughout. The kitchen area has been beautifully finished with extensive Porcelanosa Corian worktops, a solid Walnut five-seater breakfast bar with USB ports and sockets, an excellent range of high quality, custom fitted high gloss white base and wall units with inset lighting and an excellent range of integrated appliances to include Neff five ring induction hob with extractor canopy above, Neff double oven, microwave, Zanussi dishwasher, double height fridge/freezer, wine fridge and microwave, inset one and a half bowl resin sink unit with boiling hot water taps, pull out larder and concealed recycling station.
- The **family/dining area** has two sets of aluminium bi-fold doors which open up to offer uninterrupted views over the rear garden and lead out to a decked seating area. There is a freestanding contemporary wood burning stove, large atrium style vaulted ceiling skylight and ample space for a dining table and chairs.
- **Utility room** with tiled floor and underfloor heating, walnut worktops, cupboard housing a wall-mounted gas-fired boiler, integrated second freezer, integrated washing machine, tumble dryer, door leading out to the rear garden and a further door leading into the integral garage.
- **Study** with double glazed French doors leading out to a gravelled courtyard.
- **Snug/bedroom five**, with twin full-height picture windows overlooking the front garden. This room is currently being used as a reception room but could also be used as a double bedroom.
- **Bedroom four** is a spacious double bedroom, currently being used as a treatment room (new carpet underneath protective temporary flooring).
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle, wash hand basin with vanity storage beneath, Villeroy & Boch wc with concealed cistern, back-lit mirror and shaver point, fully tiled walls and flooring.
- Good sized **cloakroom** finished in a contemporary style white suite incorporating a Villeroy & Boch wc with concealed cistern, designer floor standing wash hand basin, back-lit mirror, halo effect lighting and Porcelanosa reflective tile feature.

## **First Floor:**

- **Bedroom one** is an impressive 20ft master bedroom with sliding patio doors opening out to a Juliette balcony enjoying views over the rear garden.
- **Walk in wardrobe** with custom fitted shelving and hanging rails.
- **En-suite bathroom** luxuriously appointed in a high quality white suite incorporating a freestanding bath with mixer taps and separate shower hose, wall-mounted his and hers wash hand basins with vanity storage beneath, wc with concealed cistern, tiled floor and partly tiled walls.
- **Bedroom two** is also a generous sized double bedroom with sliding patio doors opening out to a Juliette balcony which enjoys views over the rear garden, two fitted wardrobes with mirrored sliding doors.
- **En-suite bathroom** beautifully finished to incorporate a freestanding oval bath with mixer taps, matching oval sink, wc with concealed cistern, vanity dressing area with back-lit mirror, tiled floor and partly tiled walls.
- **Bedroom three** is also a good sized double bedroom with a fitted double wardrobe.
- **En-suite shower room** finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, wc with concealed cistern, tiled floor and partly tiled walls.
- **Further benefits** include aluminium double glazing and a recently installed gas-fired heating system.

**COUNCIL TAX BAND: E**

**EPC RATING: E**



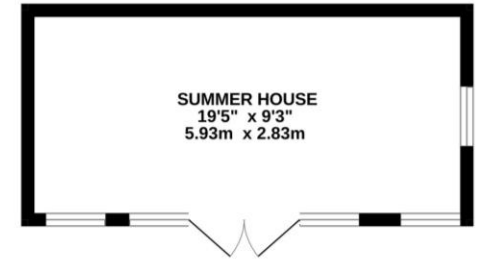




TOTAL FLOOR AREA : 2305 sq.ft. (214.2 sq.m.) approx.

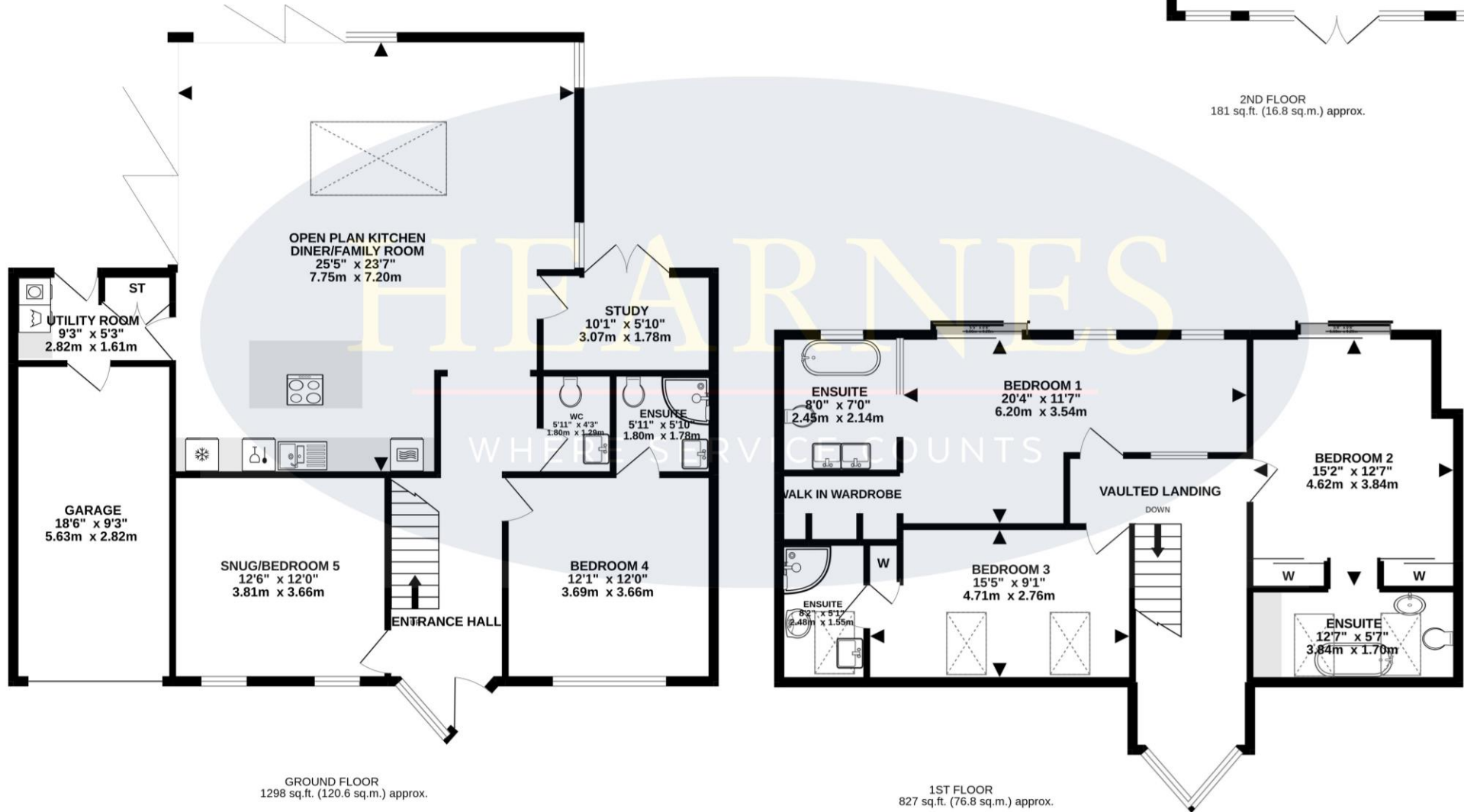
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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SUMMER HOUSE  
19'5" x 9'3"  
5.93m x 2.83m

2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.







## Outside

- The **rear garden** is a superb feature of the property as it measures approximately **140ft in length**, faces a **southerly aspect** and offers a good degree of seclusion. Adjoining the rear of the property there is a wrap around decked seating area with inset lighting, a paved patio with electric point for a hot tub and an external water tap. The remainder of the garden is predominantly laid to lawn and a path continues down to a barbeque/patio area. The path then continues down to a **19ft detached summer house** which is insulated and would make the **ideal home office/gym**. Also at the far end of the garden is a garden store and a log store. The garden itself has many mature tree species to include pine, and willow trees. A path leads down to a side gate on one side of the property and a further side path leads round to a side graveled courtyard.
- A front gravelled driveway provides generous **off-road parking** for approximately three to four vehicles, which in turn leads up to a single garage.
- The **single garage** has a remote control roll up and over door, light, power, mezzanine storage area, water tap and a door leading through to the utility room.

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



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