

Hazel Drive

Ferndown, Dorset BH22 9SP





“Tucked away at the end of a cul-de-sac backing onto a protected woodland with a detached double garage and no chain”

FREEHOLD PRICE £625,000

This superbly positioned and generous sized three double bedroom, two bathroom, one shower room, four reception room detached family home has a private garden which backs onto an area of protected woodland, detached double garage and driveway providing generous off road parking.

The property has been owned by the current owners for circa 35 years. The property offers light, spacious and versatile accommodation and now comes to the market offered with no onward chain.

- **Three double bedroom detached family home with a double garage and no chain**

Ground floor:

- 17ft Spacious **entrance hall**
- **Cloakroom/shower room** incorporating a separate shower cubicle, WC, pedestal wash hand basin, fully tiled walls
- **20ft Lounge** with exposed stone fireplace with living flame coal effect gas fire, sliding patio doors opening onto a front patio
- Dual aspect **dining room**
- **Kitchen** which enjoys a dual aspect and incorporates ample roll top worksurfaces with a good range of base and wall units, integrated oven, microwave oven, hob, extractor, dishwasher and fridge
- Large **utility room** with plumbing for washing machine, wall mounted gas fired Worcester boiler
- Large **understairs cupboard** and door leading out into the rear garden
- Dual aspect **garden room** with double glazed French doors leading out into the rear garden
- **Office** with a window overlooking the rear garden

First floor:

- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes, window to the front aspect and door leading out onto a balcony
- **Dressing area** with fitted wardrobe
- Spacious **en-suite bathroom/shower room** incorporating a corner bath with mixer taps and shower hose, separate corner shower cubicle, WC, pedestal wash hand basin
- **Bedroom two** is a large double bedroom with a large storage cupboard and window & door leading out onto a balcony
- **Bedroom three** is a double bedroom with a window to the rear aspect
- **Family bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC

COUNCIL TAX BAND: F

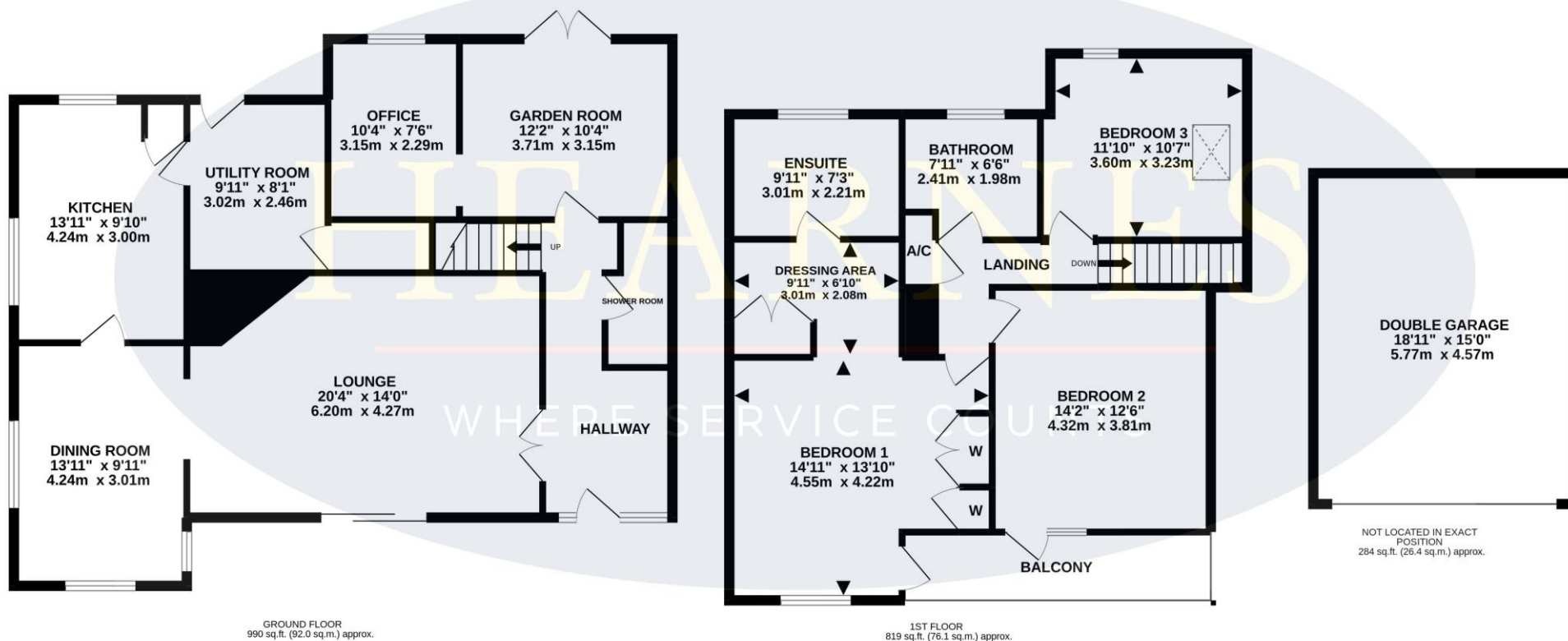
EPC RATING: E





TOTAL FLOOR AREA : 2092 sq.ft. (194.4 sq.m.) approx.

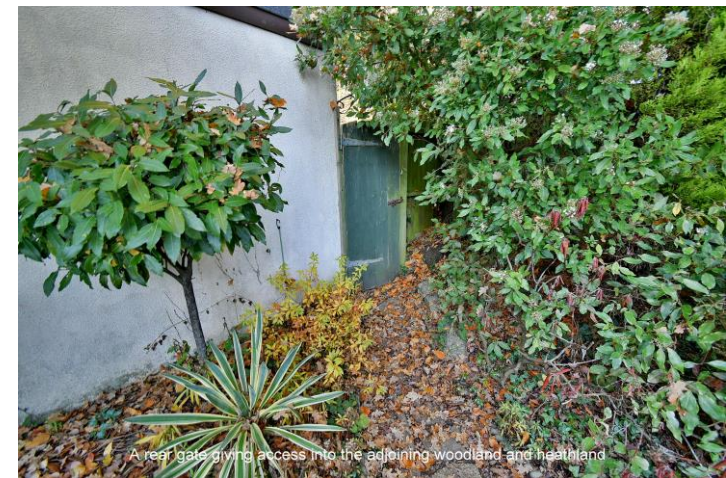
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Backing onto a protected woodland and heathland



Outside

- The **rear garden** measures approximately 45ft x 40ft, offers an excellent degree of seclusion and directs onto an area of protected woodland and heathland and has direct pedestrian access
- Adjoining the rear of the property there is a **paved patio area**. The remainder of the garden is predominantly laid to lawn. The garden itself is stocked with many attractive mature plants and shrubs
- Located down one side of the property there is a **useful timber storage shed** and **greenhouse**
- A block paved **side driveway** provides generous off road parking and in turn leads up to a detached double garage
- There is a small area of front lawn with many attractive plants and shrubs
- **Detached double garage** has metal up-and-over door, light and power
- **Further benefits include;** double glazing, a gas fired central heating system and the property is offered with no onward chain

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



Cul-de-sac location

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