

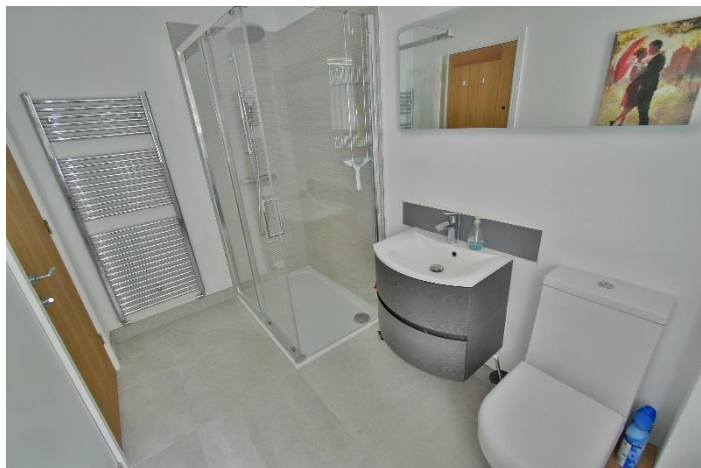
Orchard Close

Ferndown, Dorset BH22 8BS



HEARNES

WHERE SERVICE COUNTS



“A simply stunning 3,800 sq ft family home tucked away in arguably one of the best locations within Ferndown occupying a secluded plot measuring 0.28 of an acre”

FREEHOLD PRICE £1,400,000

This superbly appointed and extremely spacious five bedroom, two bathroom, two shower room detached family home has a secluded and enclosed rear garden, large integral garage and driveway providing generous off road parking, whilst tucked away in arguably one of the best locations within Ferndown and conveniently located approximately 800 metres from Ferndown's town centre.

This beautifully finished 3,800 sq ft attractive family home has been finished to an extremely high standard with some lovely finishing touches (which include underfloor heating throughout the ground floor and first floor accommodation) whilst occupying a good size secluded plot measuring 0.28 of an acre. Carol Avenue is arguably one of the best locations within Ferndown and this particular property is located approximately 850 metres from the club house of Ferndown's Championship Golf Course.

- **A stunning 3,800 sq ft five bedroom detached family home occupying a secluded plot measuring ...of an acre in a sought after town centre location**

Ground floor:

- **29ft Impressive reception hall** which undoubtedly has the 'wow' factor with a 21ft vaulted ceiling and open treaded staircase with glass balustrade creating an attractive feature rising to a first floor galleried landing with a picture window overlooking the rear garden and tiled floor with under floor heating which continues throughout the ground floor accommodation
- **23ft x 20ft Stunning open plan kitchen/breakfast/dining room** which has bi-fold doors opening to offer uninterrupted views over the private rear garden
- **Kitchen/breakfast area** with extensive Quartz worktops with matching upstands, a central island unit also finished in Quartz which continues round to form a breakfast bar, has an excellent range of integrated appliances to include; five ring induction hob and extractor canopy above, full height fridge and freezer, twin oven with grill above, wine fridge, wine rack and dishwasher with tall larder cupboard housing a microwave and integrated lighting with a double glazed door leading out into the rear garden
- **The dining area** has ample space for an 8 seater table and chairs and enjoys a pleasant outlook over the rear garden
- **22ft Sitting room** with double glazed windows overlooking the front garden. An attractive focal point of the room is a recessed living flame log effect contemporary remote control fire
- **19ft Dual aspect snug** which is currently used as an office and music room
- **Large utility room** with cupboard housing a wall mounted gas fired boiler, pressurised hot water tank and water softener, space for fridge/freezer, sink unit, base and wall units with recess and plumbing for washing machine and sliding patio doors leading out into the rear garden
- **Cloakroom** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath
- **Bedroom five** is currently used as a reception room, however could also be used as a double bedroom and has double glazed sliding patio doors leading out into the rear garden
- **Spacious en-suite shower room** incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor

First floor:

- **Galleried landing** enclosed by glass balustrade

Master suite:

- **22ft x 16ft Master bedroom** with vaulted ceiling. This room undoubtedly has the 'wow' factor as it has two double glazed velux roof windows and bi-fold doors opening onto a Juliette balcony
- **Large dressing room** fitted with an excellent range of shelving, hanging rails, cupboard storage and dressing table
- **Sumptuously appointed 21ft en-suite bathroom/shower room** incorporating a large double walk-in shower area with twin raindrop shower heads and twin separate shower attachments, a freestanding contemporary pear drop bath, his & hers wash hand basin with vanity storage beneath, WC, bidet and additional vanity storage with tiled floor
- **Bedroom two** is also an impressive 17ft double bedroom with vaulted ceiling
- **Walk- in wardrobe** with hanging rails and shelving
- **En-suite shower room** beautifully finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom three** and four are both double bedrooms
- **Family bathroom** luxuriously appointed in a stylish white suite incorporating a shower bath with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor and vaulted ceiling

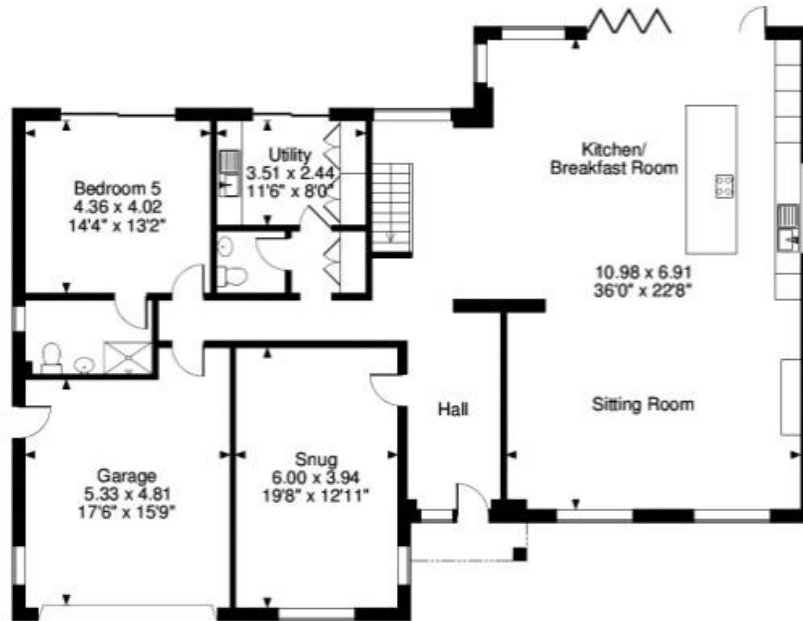
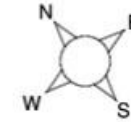
COUNCIL TAX BAND: G

EPC RATING: C

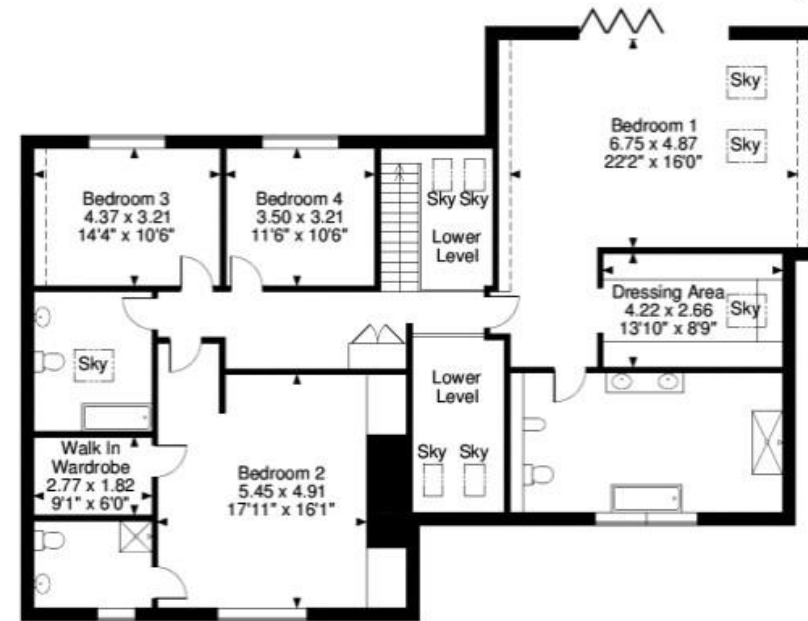




Orchard Close, Orchard Close, Ferndown
Approximate Gross Internal Area
Main House = 3572 Sq Ft/332 Sq M
Garage = 289 Sq Ft/27 Sq M
Total = 3861 Sq Ft/359 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Outside

- **The rear garden** is another superb feature, it measures approximately 75ft x 55ft, offers an excellent degree of seclusion and has been landscaped. Adjoining the rear of the property there is a large resin bonded patio and there are side paths on both sides of the property. There is a good size area of lawn which is bordered by raised and well stocked flower beds. In the far corner of the garden there is a raised paved patio, whilst on the opposite corner of the garden there is a further area of well stocked garden with many attractive ornamental plants and shrubs. A path leads to a bench which provides an ideal spot to relax and enjoy this beautiful setting. Also within the garden there is a summerhouse with light and power and useful timber storage shed
- **A front gravelled driveway** provides generous off road parking for several vehicles which in turn leads up to a large, integral garage
- **Integral garage** has a remote control up and over door, a side personal door, light and power and an internal door leading through into the property
- **Further benefits include;** double glazing, a gas fired heating system with underfloor heating throughout the ground floor and first floor accommodation

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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