

# Fernlea Avenue

Ferndown, Dorset, BH22 8HG



**HEARNES**

WHERE SERVICE COUNTS



***“Unique 1930’s detached character home with 60ft sweeping driveway and garden frontage, situated half a mile from Ferndown’s town centre”***

**FREEHOLD PRICE £595,000**

This charming, detached family home occupies a unique well-proportioned plot of approximately 0.16 of an acre, accessed via double gates and a sweeping drive. The property is notable for its location in one of the areas premier roads providing extremely convenient access to Ferndown Town Centre, local schools, Marks & Spencer’s Food Hall, regular bus routes and easy access to West Parley, and the A31 commuter routes to both Wimborne and Ringwood.

The accommodation comprises three first floor bedrooms served by a modern refitted shower room, a 19ft living room with double glazed patio doors to a private section of side garden, separate dual aspect dining room and stylish contemporary re fitted kitchen comprising range of base and wall mounted units, worktops, integrated single ovens with warming drawer below, inset ceramic hob with extractor over, acrylic splashbacks, wine fridge, integrated fridge/freezer, dishwasher and washing machine, sink unit with window above and door to the informal double glazed conservatory overlooking the rear courtyard garden.

Other benefits include a ground floor cloakroom wc, spacious entrance hall, double glazing, gas-fired central heating and fitted wardrobes.

**Ground Floor**

- Entrance porch
- Entrance hall
- Kitchen
- Living room
- Conservatory
- Dining room

**First Floor**

- Bedroom one
- Bedroom two
- Bedroom three
- Shower room

**COUNCIL TAX BAND: F**

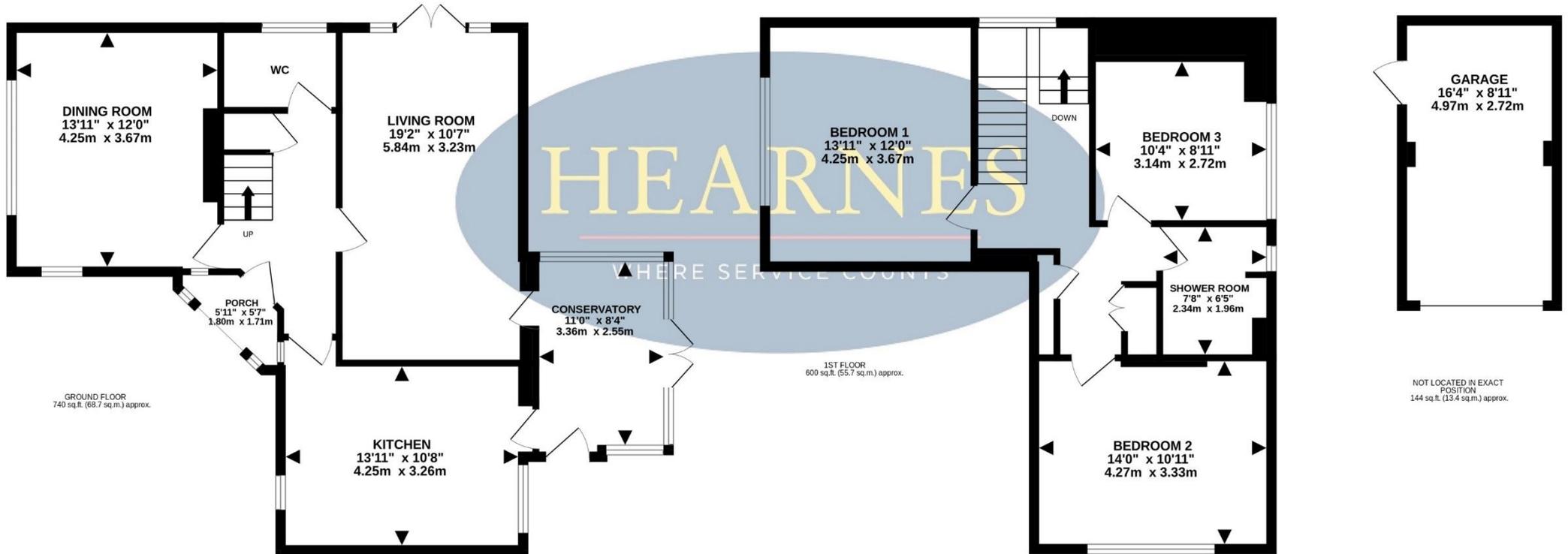
**EPC RATING: D**





TOTAL FLOOR AREA : 1484 sq.ft. (137.8 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

- (66ft x 60ft) The front garden is an exceptional feature providing depth and width, is mainly laid to lawn and enclosed by timber fencing with the majority concrete posts, shrubs and flower borders, a graveled driveway providing parking for numerous vehicles including that of a large motorhome. An attractive turret forms the entrance porch with arches and pulley style bell
- Detached garage measuring approximately 9ft x 16ft 4in electric door, light and power
- Side and rear courtyard gardens
- The rear section of the house forms a private paved patio courtyard to a well-proportioned detached timber cabin, ideal as a hobbies room, office or gym, whilst the side garden is laid to lawn with a greenhouse, shrub and flower borders and a secluded peaceful aspect, enclosed by timber fencing.



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