

# Beaufoy's Avenue

Ferndown, Dorset BH22 9RN



**HEARNES**

WHERE SERVICE COUNTS







# *“A modernised and deceptively spacious 1,700 sq ft versatile family home with a secluded garden”*

**FREEHOLD GUIDE PRICE £550,000**

This superbly positioned and deceptively spacious five double bedroom, two shower room, one bathroom, two reception room detached family home has a double glazed conservatory overlooking a secluded rear garden with a single garage and driveway providing generous off road parking.

This generous sized and modernised 1,700 sq ft family home offers versatile accommodation. The property has also had a number of improvements which include a recently refitted and beautifully finished kitchen. Beaufoys Avenue is a sought after location within Ferndown.

- GUIDE PRICE £550,000 - £565,000
- **A deceptively spacious 1,700 sq ft five double bedroom detached family home with a secluded rear garden**

## **Ground floor:**

- Good sized **entrance hall**
- 15ft x 15ft **L-shaped lounge/dining room** with double glazed sliding patio doors leading out into the rear garden
- 13ft Beautifully finished modern **kitchen/breakfast room** finished with Quartz worktops and matching upstands, a breakfast bar also finished in Quartz, good range of base and wall units, integrated Neff gas hob with extractor canopy above, Neff oven, recess and plumbing for washing machine and dishwasher, space for American style fridge/freezer, door leading out into the conservatory
- **Conservatory** has an insulated roof allowing this room to be used all year round along with a radiator and is fully double glazed with double glazed French door leading out onto a large, decked seating area
- Good size separate **dining room** which could also be used as a bedroom with a fitted double wardrobe
- Additional **ground floor double bedroom**
- Spacious and re-fitted family **shower room** finished in a stylish white suite incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment and Aqualisa shower, WC, pedestal wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Study** with a double glazed window to the side aspect

## **First floor:**

- **Bedroom one** is a generous size double bedroom with Juliette balcony
- **Dressing room** with fitted wardrobes
- **En-suite shower room** finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is also a generous size double bedroom enjoying a dual aspect with fitted wardrobe
- **Bedroom three** is again a double bedroom enjoying a dual aspect
- **Family bathroom** finished in a stylish white suite incorporating a shower/bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

**COUNCIL TAX BAND: F**

**EPC RATING: D**





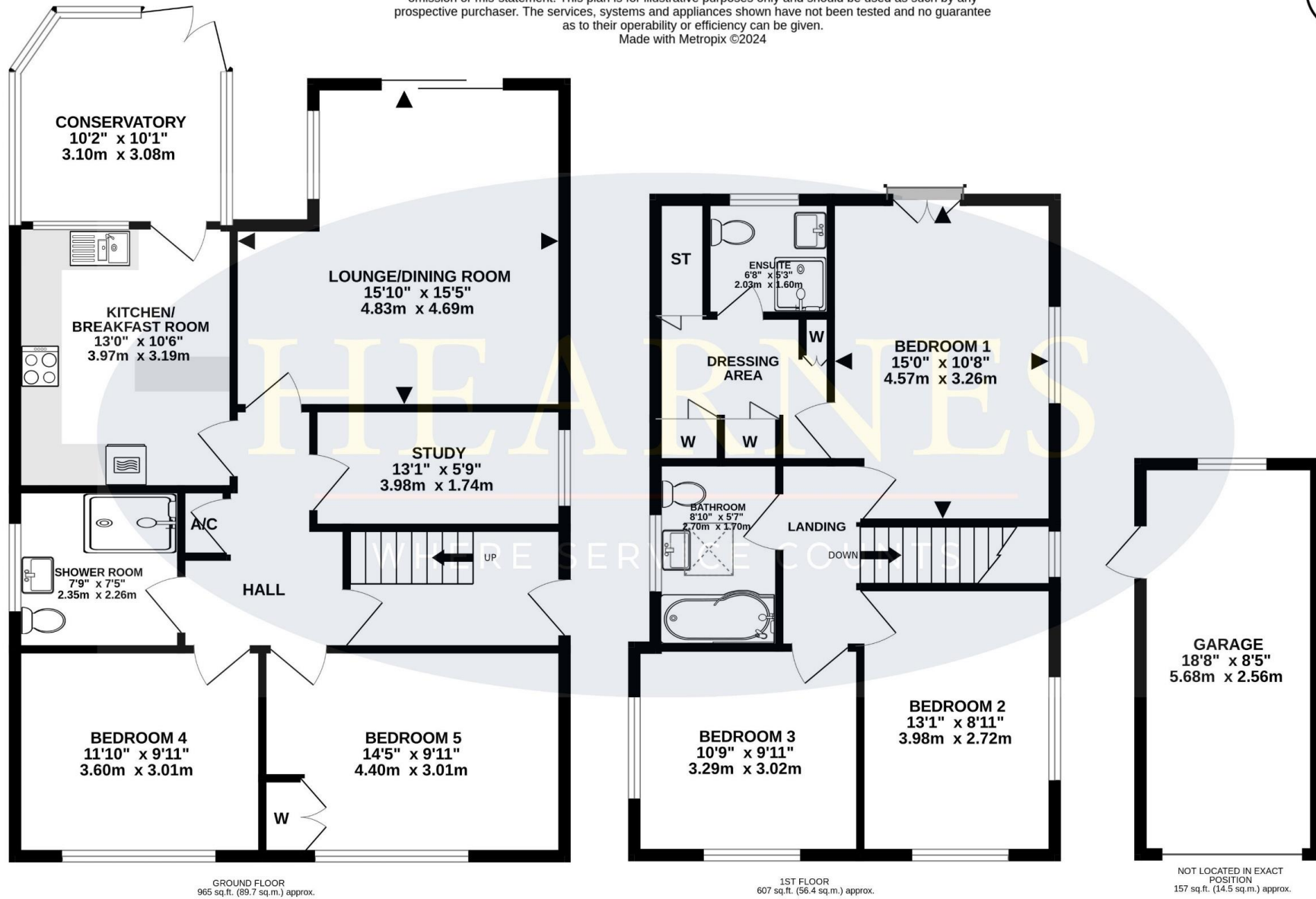




TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

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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GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

NOT LOCATED IN EXACT  
POSITION  
157 sq.ft. (14.5 sq.m.) approx.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







## Outside

- The **rear garden** offers a good degree of seclusion and measures approximately 60ft x 40ft
- Adjoining the rear of the property there is a **large, decked seating area**. Steps lead down onto an area of lawn. Also within the garden there is a further area of patio, a timber storage shed and a summerhouse
- A side gate opens onto the **side driveway**
- **Detached single garage** with a metal up-and-over door, light and power and a side personal door
- **A front and side block paved driveway** provides generous off road parking
- **Further benefits include;** double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.





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