

# Old Pines Close

Ferndown, Dorset BH22 8DR



**HEARNES**

WHERE SERVICE COUNTS



***“A stunning and spacious family home enjoying views across Ferndown, on a secluded plot measuring 0.27 of an acre approximately 200 metres from Ferndown’s Championship Golf Course”***

**FREEHOLD GUIDE PRICE £900,000**

This superbly appointed, immaculately presented and deceptively spacious four double bedroom, two shower room, one bathroom, two reception room detached family home has a double glazed conservatory overlooking a 130ft secluded rear garden with an integral double garage and driveway providing generous off road parking.

Tree Tops is a deceptively spacious and superbly positioned 2,600 sq ft family home which sits proudly on a secluded plot measuring 0.27 of an acre whilst enjoying views across Ferndown. The property is situated in a sought after cul-de-sac location and conveniently located approximately 200 metres from the clubhouse of Ferndown’s Championship Golf Course and 800 metres from Ferndown’s town centre.

- **A 2,600 sq ft four double bedroom detached family home occupying a secluded plot measuring 0.27 of an acre in a sought after cul-de-sac location.**
- **18ft Spacious entrance hall** with useful walk-in understairs storage cupboard with a radiator and shelving, an oak staircase with glass balustrade is an attractive feature
- **Impressive lounge** which enjoys a dual aspect with a boxed bay window, floor to ceiling double glazed windows and sliding patio doors opening to offer uninterrupted views over the secluded rear garden. An attractive focal point of the room is a contemporary living flame log effect gas fire. A further set of sliding patio doors lead out into the conservatory
- **Conservatory** has a radiator allowing this room to be used all year round, tiled floor, double glazed French doors leading out into the rear garden
- **Ground floor double bedroom** which is currently used as a family room and enjoys a dual aspect
- **Luxuriously appointed shower room** finished in a stylish white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, polished porcelain tiled floor
- **Dining area** open plan to the kitchen/breakfast/family area
- **27ft Kitchen/breakfast/dining room** which undoubtedly has the ‘wow’ factor has double glazed windows and bi-fold doors offering fantastic views over the rear garden and giving access out onto a large patio. Polished porcelain tiled floor continues throughout this fantastic family entertaining space. There is an excellent range of base and wall units with extensive granite worktops and matching upstands and a central island unit which has been finished with granite, Quooker boiling hot water tap, Neff integrated induction hob with extractor canopy above, integrated Neff oven and combi-oven, wine fridge, fridge and freezer and dishwasher
- **Good size utility room** with door into double garage and study, worktop, sink unit, space and plumbing for washing machine, recess for condensing tumble dryer, polished porcelain tiled floor and double glazed door leading out into the garden

**First floor:**

- **Spacious first floor landing**
- **Impressive 25ft dual aspect master bedroom** with excellent range of fitted bedroom furniture to include wardrobe, bedside cabinets and drawer storage
- **Luxuriously appointed and spacious en-suite shower room** 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, fully tiled walls with a polished porcelain tiled floor
- **Two further generous size double bedrooms** both with fitted wardrobes
- **Beautifully finished family bathroom/shower room** incorporating a panelled bath and mixer taps, separate good size shower cubicle, chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls with polished porcelain tiled floor

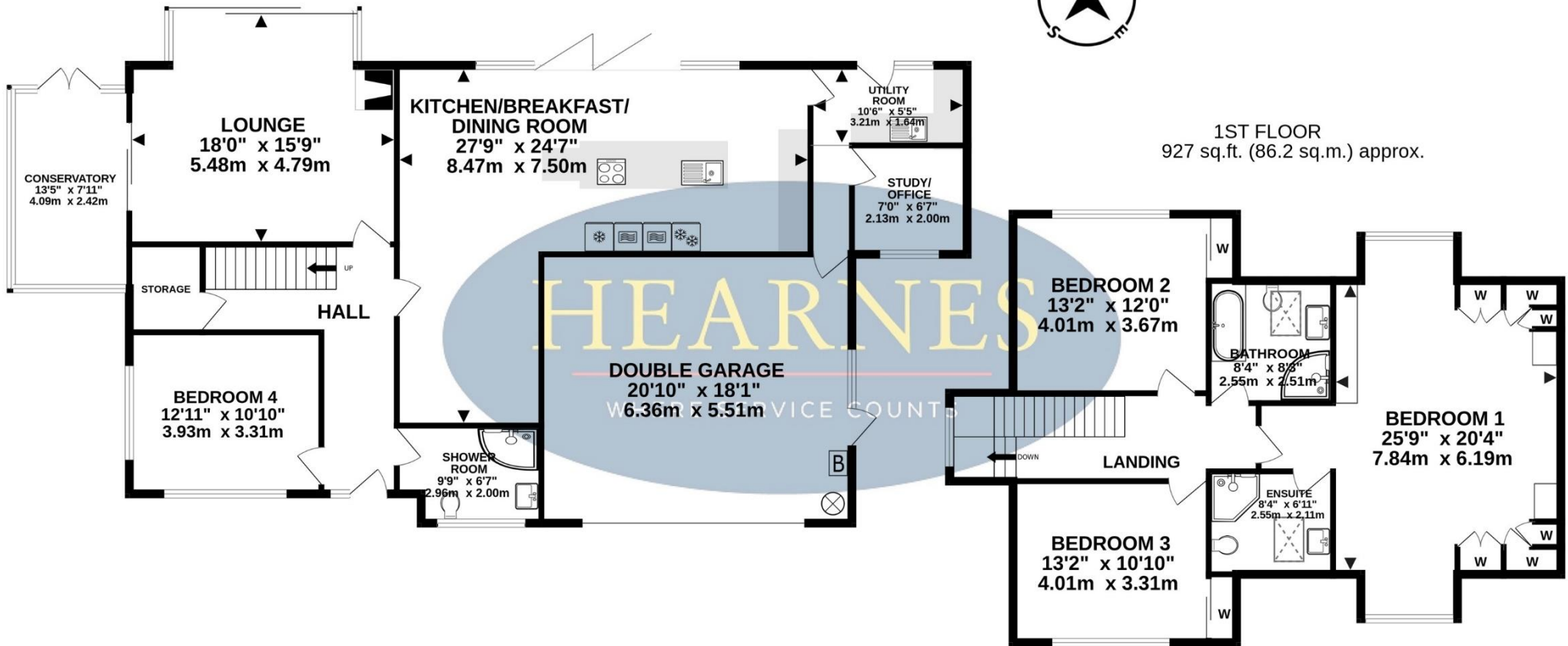
**COUNCIL TAX BAND: F**

**EPC RATING: D**





GROUND FLOOR  
1700 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA : 2627 sq.ft. (244.1 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

- **The rear garden** is a particular feature of the property as it offers an excellent degree of seclusion and has a maximum overall measurement of 130ft x 80ft
- Adjoining the rear of the property and extending the full width of the house there is a **large paved patio** with steps leading down onto a large area of well kept lawn. The garden itself is fully enclosed by mature shrubs and fencing, the lawn extends round one side of the property, whilst on the opposite side of the property the patio continues around where there is a timber storage shed and double wooden side gates which would provide access for a small boat or trailer
- **A front driveway** provides generous off road parking and in turn leads up to a double garage
- **Double garage** has a remote control up and over door, light and power, double glazed door and window giving access to a side patio, wall mounted gas fired boiler, pressurized hot water tank and an internal door leading through into the utility room
- **Further benefits** include double glazing and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road.



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