



**Glenmoor Road, Ferndown
Dorset, BH22 8QE**

FREEHOLD GUIDE PRICE

£425,000

A superbly positioned and immaculately presented three double bedroom detached family home with a double glazed conservatory overlooking a west facing rear garden, with a single garage and driveway.

This light and spacious family home is offered in immaculate condition and has well planned accommodation, with the reception rooms overlooking a secluded landscaped west facing rear garden. The property is tucked away in a pleasant cul-de-sac location.

- Three double bedroom detached family home with a west facing secluded garden

Ground Floor

- Entrance porch
- Entrance hall
- Modern refitted kitchen incorporating ample worktops, integrated twin Samsung ovens with Bosch four ring gas hob with extractor canopy above, recess and plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, tiled floor, window to the front aspect and double doors through to the dining room
- Dining room with sliding patio doors leading out to the rear garden and opening through to the lounge
- Generous sized lounge with a living flame coal effect gas fire and sliding patio doors leading out to the conservatory
- Fully double glazed conservatory enjoying views over the secluded rear garden, with French doors leading out to a patio area

First Floor

- Bedroom one is a generous sized double bedroom with a window to the rear aspect
- Bedroom two is also a good sized double bedroom with a window to the front aspect and useful over stairs cupboard
- Bedroom three is also a double bedroom with a window to the rear aspect and a fitted wardrobe
- Family bathroom refitted in stylish white suite incorporating a shower/bath with chrome raindrop shower head and glass shower screen, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Separate cloakroom finished in a white suite with partly tiled walls and a tiled floor
- The rear garden is a superb feature of the property as it faces a **westeral aspect** and measures approximately 40ft x 30ft. Adjoining the rear of the property there is an Indian sandstone paved patio and side paths giving access to the front garden. Steps lead down to a lawned area and in the far corner of the garden there is a further area of paved patio. Also within the garden there is a useful timber storage shed
- A front driveway provides generous **off-road parking** and in turn leads up to an integral single garage. The front garden has been landscaped for ease of maintenance
- Single garage with a metal up and over door, light, power and a side personal door
- Further benefits include double glazing, replacement UPVC facias and soffits and a gas-fired heating system

Parley First School, Tesco Express, a hairdressers and launderette are located approximately 200 metres away. Ferndown offers an excellent range of shopping leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: D

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“An impeccably presented family home with a secluded west facing garden in a cul-de-sac location”





