

Paddocks Way

Longham, Dorset, BH22 9FW



HEARNES

WHERE SERVICE COUNTS



“Superbly appointed and well-proportioned modern semi-detached family home with a larger than average garage and secluded garden”

FREEHOLD PRICE £425,000

This very well-presented semi-detached modern house was built in 2017 by Bellway Homes to comprise three bedrooms served by modern en-suite and family bathroom, together with a stylish fitted kitchen/breakfast room and spacious living room with double glazed patio doors overlooking and giving access to the private rear garden.

The current owners have lived here since new and have continued to maintain and present the property to a high standard both internally and externally. Other notable benefits include a ground floor cloakroom, wc, gas central heating and double glazing, driveway parking to a larger than average 19ft 8in x 9ft 9in garage, and wonderful private rear garden and patio.

The property occupies an enviable position only 50 yards from the SANG (Suitable Alternative Natural Green Space) ideal for dog walkers, whilst the development has access to both Wimborne and Ferndown, popular local schools and regular bus routes and is only 2 miles from Parley shops, Hurn Airport and access to the A31 Commuter routes.

Ground Floor:

- **Entrance Hall** with wood laminate flooring, contrasting tones of décor and stairs to the first floor
- **Living room** beautifully presented with feature panelling, wall lights, laminate flooring, door to a storage cupboard and double glazed doors and windows overlooking and giving access to the rear garden
- **Cloakroom** with WC, wash hand basin and a window
- Stylish and contemporary **kitchen/breakfast room** comprising a range of gloss base and wall mounted units with adjacent worktops and contrasting black handles, grey tiled splashbacks, one and a half bowl sink units with window above, integrated oven, inset gas hob and extractor, integrated dishwasher and washing machine, space for a tall standing fridge/freezer, laminate flooring, space for a table and chairs and feature wood panelling

First Floor:

- **Landing** with a hatch to the loft and door to a cupboard
- **Bedroom one** with a window to the rear aspect
- **En-suite shower room** finished in a modern white suite comprising dual width shower cubicle, wc, wash hand basin, partly tiled walls, tiled flooring and a window
- **Bedroom two** with a window to the front aspect
- **Bedroom three** with a window to the rear aspect
- **Stylish modern bathroom** incorporating a panelled bath, wall mounted wash hand basin, wc with concealed cistern, partly tiled walls, fully tiled flooring and a window

COUNCIL TAX BAND: D

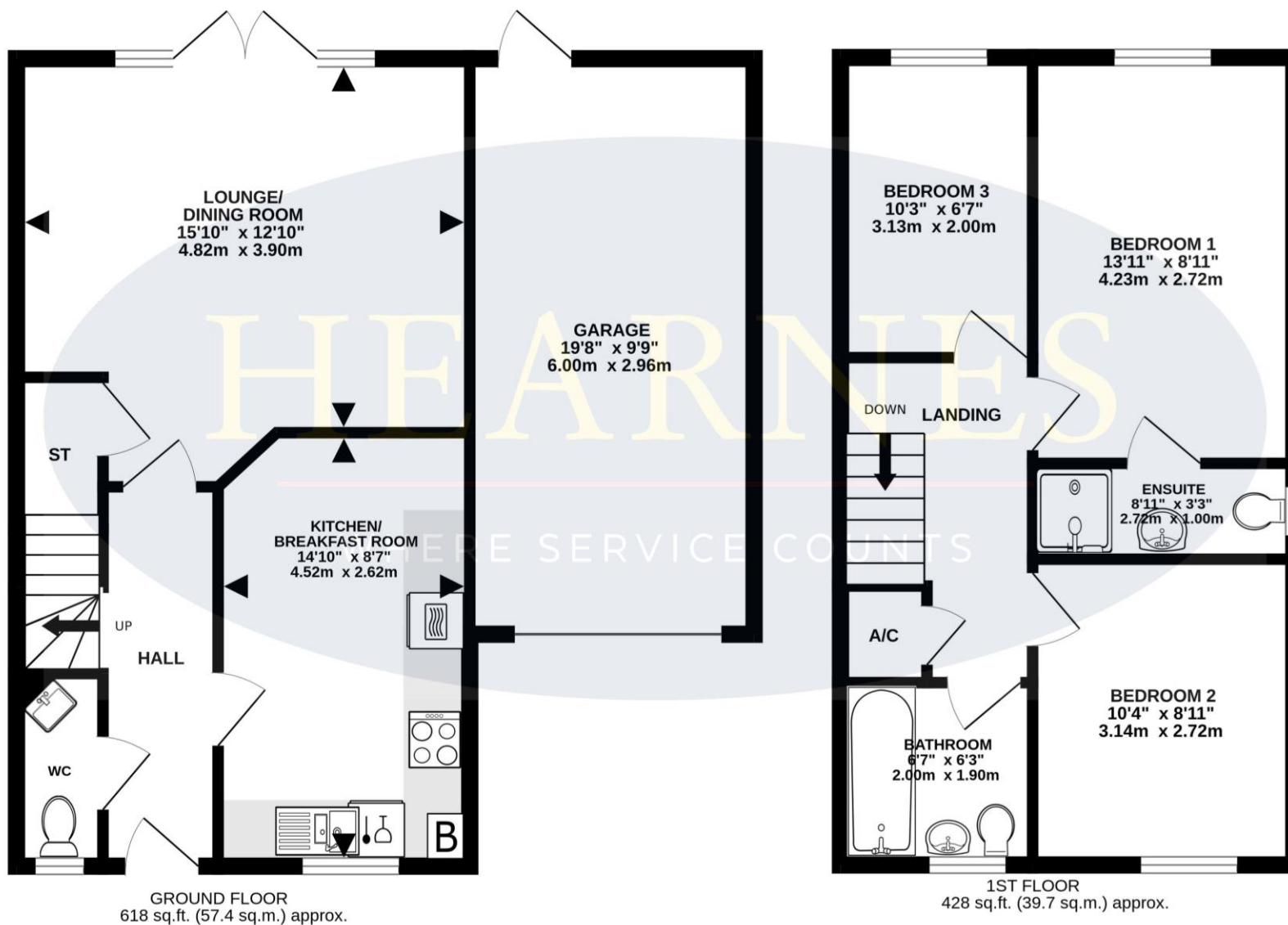
EPC RATING: B





TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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** measures approximately 40ft x 30ft, has been landscaped to incorporate a paved patio adjacent to the rear of the property enclosed by rendered borders with fitted power sockets, water tap and feature lighting. Steps lead up to an elevated section of lawn surrounded by shrub borders and a section of raised decking, all enclosed by timber fencing
- Area of **front garden** laid to lawn, enclosed by shrubs at the front, with a path leading up to the front door into the property
- Driveway providing **off-road parking** for two vehicles
- **Garage** (19ft 8in x 9ft 9in) with an up and over door, light, power and a rear personal door

Agents Note: *There is a management fee for the upkeep of the development of £300 per annum*



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