

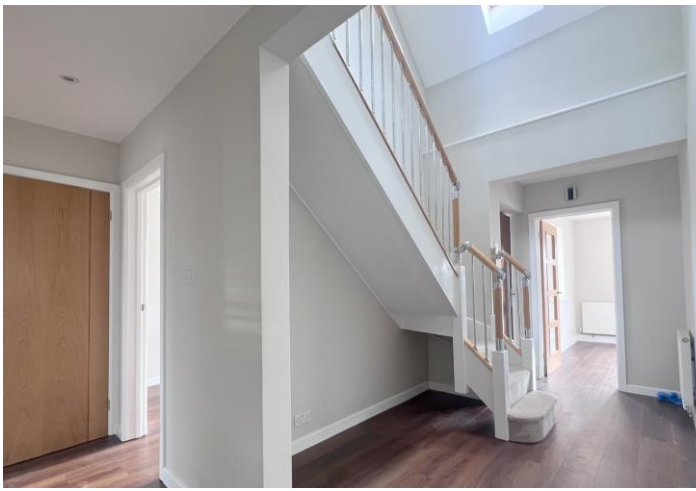
Morden Avenue

Ferndown, Dorset BH22 8HT



HEARNES

WHERE SERVICE COUNTS



“Exceptional modernised detached chalet home with high specification fittings and no forward chain”

FREEHOLD
GUIDE PRICE £625,000

A deceptively spacious detached chalet home modernised and updated by the present owner to a high specification to provide flexible living over two floors. The property is set in a prime location within convenient access of a local shopping parade, Tesco Express, M&S food store, popular schools, regular bus routes and close to Ferndown town centre.

The accommodation comprises four to five bedrooms, two of which are on the first floor served by stylish ensuite shower room and family bathroom with a further two double bedrooms on the ground floor, served by a luxurious walk-in wet shower room with underfloor heating, separate study/fifth bedroom, dual aspect living room with Karndean flooring which continues through the hall with its contemporary bannister and galleried landing. The kitchen/breakfast room has a vaulted ceiling with large glazed doors and dual aspect windows around a bespoke kitchen.

Other benefits include, Karndean flooring, “Lutron” soft fade lighting, solid wood doors, gas central radiator and underfloor heating, double glazing.

Ground floor:

- **Entrance hall** with Karndean flooring continuing into the living room, kitchen and study, understairs storage space, contemporary returning staircase and balustrade with open vaulted ceiling and skylight, walk-in store cupboard.
- **Dual aspect living room** with double glazed window to side and front aspect, part glazed door providing extra light
- **Kitchen/breakfast room** superbly appointed room with vaulted ceiling and full height double glazed French doors and window. Modern kitchen comprises of a range of base and wall mounted cream gloss units, and wood effect worktops, space for range cooker with extractor hood above, American style fridge/freezer, plumbing for washing machine and dishwasher, stainless steel sink with double glazed window above
- **Study/bedroom** double glazed window to front aspect
- **Ground floor bedroom three**, comprehensive range of fitted bespoke wardrobe, double glazed window to side aspect
- **Ground floor bedroom four**, large double glazed window to rear aspect
- **Ground floor shower room** in stylish modern suite into open triple width wet shower space, glazed partition and Aqua Lisa shower, mosaic tiled floor, opaque glazed window, Monbloc sink unit, WC, heated towel rail, under floor heating.

First floor:

- **First floor landing** superb vaulted ceiling with galleried landing and Velux style skylight
- **Bedroom one** the main suite has double glazed windows to front and rear aspect, door to ensuite, modern refitted shower room with shower cubicle, floating vanity unit, wash hand basin, WC, Karndean flooring, Velux window
- **Bedroom two** dual aspect with double glazed window to front and rear aspect
- **Bathroom** modern matching suite with panel bath

COUNCIL TAX BAND: D

EPC RATING: C



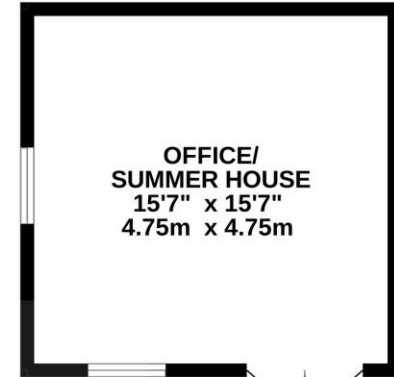




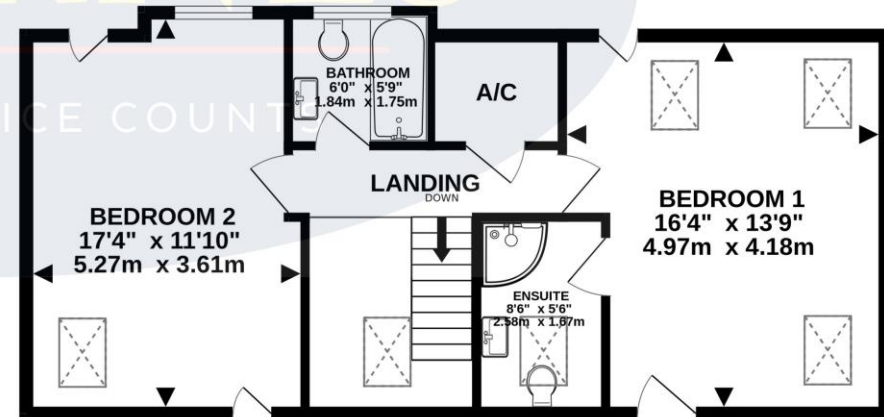
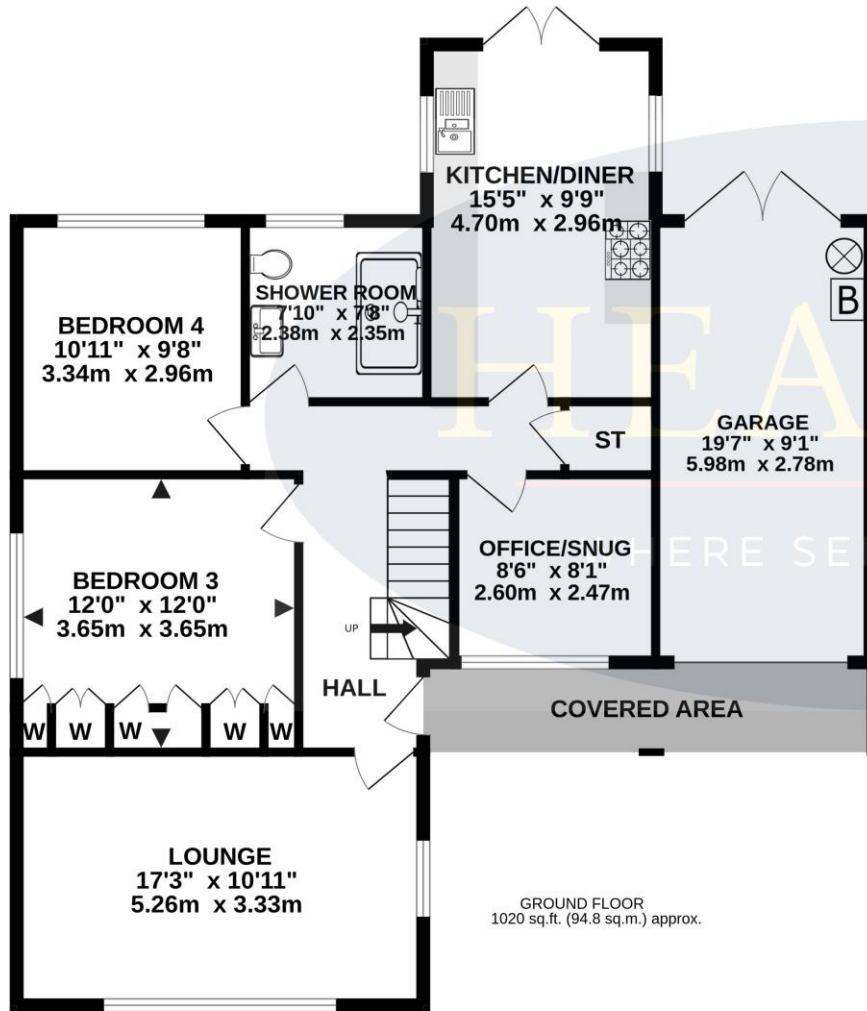
TOTAL FLOOR AREA : 1870 sq.ft. (173.7 sq.m.) approx.

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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NOT LOCATED IN EXACT POSITION
243 sq.ft. (22.6 sq.m.) approx.



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Outside

- **Private rear garden** mainly level lawn enclosed by timber fencing with a **large detached timber summerhouse** providing multiple uses, ideal as a **home office/gym**
- The **driveway** provides parking for numerous vehicles behind a brick dwarf wall with covered storm porch to the front door and an automated roller door to the **integral single garage**
- **Integral single garage** has a double glazed door to the garden

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.



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