

# Hillcrest Avenue

Ferndown, Dorset BH22 9QR



HEARNES

WHERE SERVICE COUNTS







# ***“A 1,900 sq ft family home with annexe, occupying a secluded and southerly facing plot which is approaching 1/5 an acre”***

## **FREEHOLD GUIDE PRICE £600,000**

This superbly positioned and extremely versatile four bedroom, one bathroom, one shower room, two reception room detached family home has two double glazed conservatories and versatile accommodation. The accommodation is currently arranged with a two bedroom self-contained annexe.

Coombe House offers 1,900 sq ft of light, spacious and versatile accommodation whilst nestled away in a peaceful yet convenient location down a private road and sitting proudly on a secluded and elevated plot which is approaching 1/5 of an acre.

- **A 1,900 sq ft four bedroom detached family home with annexe occupying a secluded plot measuring 0.18 of an acre**

### **Main House**

- **Entrance hall**
- **23 ft Triple aspect open plan kitchen/dining room**
- **The dining area** enjoys a dual aspect with a oak worktop with storage beneath and integrated wine fridge
- **The kitchen area** incorporates ample work surfaces with a good range of base and wall units with underlighting, integrated Bosch induction hob with Deitrich pop up extractor, integrated Bosch oven and combination oven with recess and plumbing for dishwasher, attractive tiled splashbacks, double glazed window overlooking the rear garden with double glazed door leading out into the rear garden
- **Inner lobby**
- **Cloakroom** finished in a stylish white suite with fully tiled walls
- **Lounge** enjoying a dual aspect with original porthole windows and a feature fireplace with log effect gas fire and wooden surround with double glazed French doors leading out into the garden room
- **The garden/hobbies room** has a solid roof with ceiling skylight, tiled floor, double glazed windows overlooking the gardens, double glazed door giving access to the front and rear garden
- **Bedroom one** is a generous size double bedroom enjoying a dual aspect with fitted floor to ceiling wardrobes with mirror sliding doors
- **Bedroom two** is also a generous size double bedroom
- **Spacious family bathroom/shower room** incorporating a freestanding contemporary bath with mixer taps and shower attachment, shower cubicle, pedestal wash hand basin with WC

### **Annexe**

- **The annexe** has its own private entrance hall with double storage cupboard
- **23 ft Annexe lounge** enjoying a dual aspect with feature fireplace, sliding patio doors leading out to the conservatory
- **Conservatory** is fully double glazed with a tiled floor and double glazed French doors leading out into the front and side garden
- **Bedroom three** is a double bedroom enjoying a dual aspect with tiled floor
- **Bedroom four** is a double bedroom with fitted double wardrobe and shelving
- **Kitchen/utility** with worktops, sink unit, recess and plumbing for washing machine, tiled floor, base and wall units
- **Spacious shower room** finished in a white suite incorporating a good size walk-in shower area, WC, wash hand basin, good range of vanity storage, fully tiled walls and tiled floor

**COUNCIL TAX BAND: E**

**EPC RATE: D**

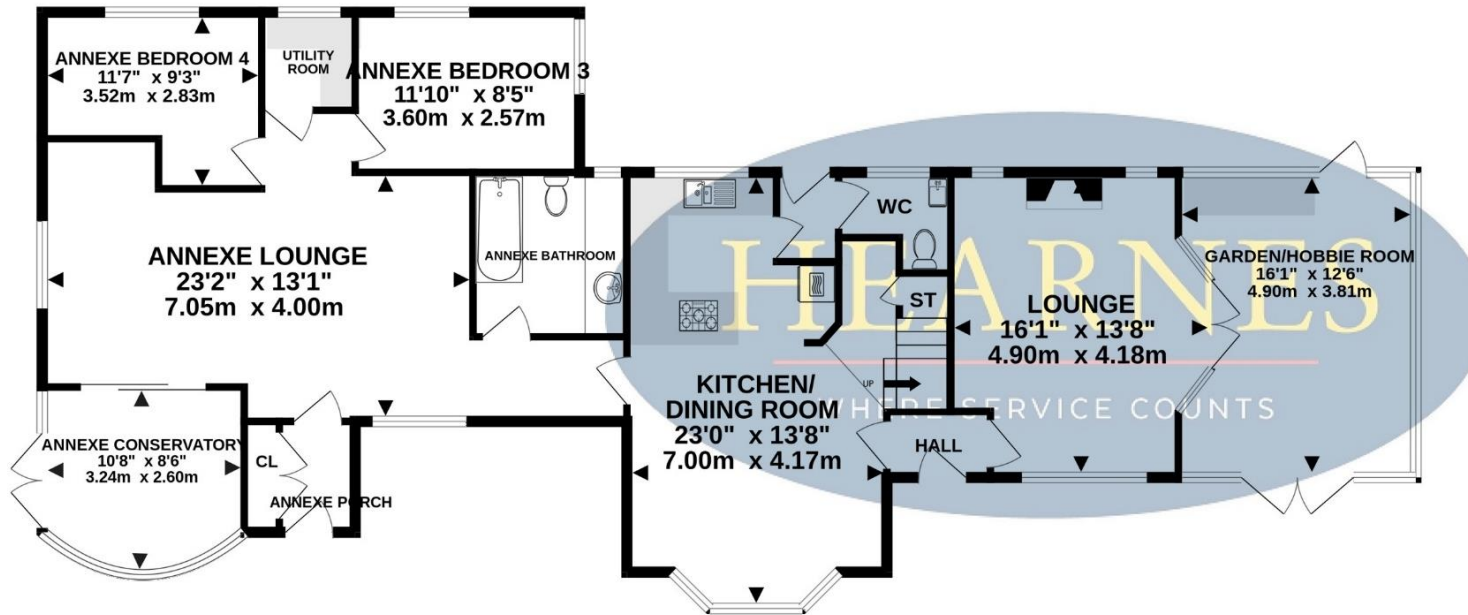




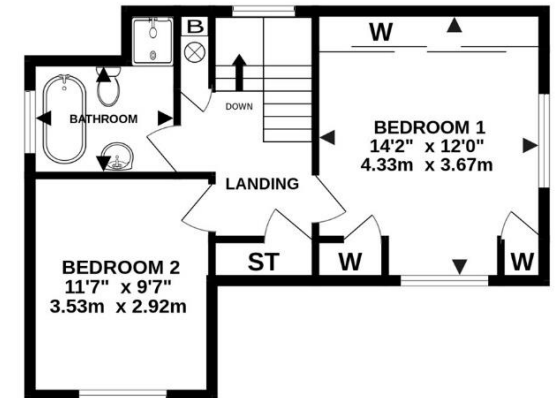




GROUND FLOOR  
1496 sq.ft. (138.9 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1924 sq.ft. (178.8 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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Annexe shower room



Annexe kitchen/utility



Annexe lounge



Annexe bedroom



Annexe bedroom



Annexe conservatory





## Outside

- **The rear garden** has been landscaped for ease of maintenance, faces a southerly aspect and offers an excellent degree of seclusion
- There is a **large paved private patio** and a path leading down to the side gate
- **The rear garden** is stocked with many attractive plants and shrubs. A block paved path leads round to the side of the house where there is an area of well stocked and secluded side garden
- **The side garden** continues down to the front garden which incorporates block paved patios, paved and graveled seating areas along with many attractive ornamental plants and shrubs and well stocked flower beds. A path continues up to the front entrance to the property also round to the main entrance into the annexe and around the opposite side of the house there is a further area of secluded, paved side garden, a wood shed and large, paved seating area
- **A block paved driveway** provides off road parking for approximately three vehicles
- **Further benefits include** double glazing and a gas fired heating system. The house and annexe each have their own thermostat and programmer

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away. Ferndown offers a Championship Golf Course on Golf Links Road.





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