



Humber Road
Ferndown, Dorset, BH22 8XN

FREEHOLD

GUIDE PRICE £400,000

“Extended well proportioned detached family home set in a unique secluded cul-de-sac backing onto protected heathland”

This modern detached family home benefits from an exceptionally private position on the development at the head of a small cul-de-sac backing onto Parley common within convenient access of local shopping parade, regular bus routes, Sainsburys Superstore and the A31 commuter routes to both Wimborne and Ferndown town centres.

The accommodation comprises three first floor bedrooms served by a modern bathroom, a spacious 14ft 9in x 12ft 6in lounge with bay window and an impressive extended open plan bespoke kitchen/family room with island unit, breakfast bar and ample room for entertaining.

Other benefits include a separate cloakroom, solid oak doors, modern gas central heating, double glazing, block paved driveway with parking for 2-3 vehicles leading to a detached 18ft single garage and superb detached multi use office/hobbies room with power lighting and plumbing ideal for any potential home business as it has separated side access from the driveway.

Ground floor:

- **Entrance hall** with composite front door
- **Cloakroom** with WC
- **Lounge** 14ft 9in x 12ft 6in stylish interior décor, feature mantle and electric flame effect fire, contemporary radiators, stairs to first floor
- **Kitchen/family/dining area.** Superb open plan living space with modern bespoke light grey fronted base and wall mounted units with oak effect worktops, Neff integrated oven with warming tray below, microwave, sink unit with double glazed window above, matching island unit with cupboards and breakfast bar seating and inset ceramic hob, wall mounted gas boiler, double glazed door to side and wood flooring throughout to double doors giving access to and overlooking the rear garden

First floor:

- **Landing**, double glazed window
- **Bedroom one** with double glazed window, fitted wardrobes with sliding doors and matching feature wall panelling
- **Bedroom two** double glazed window with views over heathland, fitted bedroom furniture
- **Bedroom three** with double glazed window
- **Bathroom** fitted in a modern suite comprising tiled panel bath with shower attachment, WC, wash hand basin, double glazed window, tiled walls

Outside:

- **A block paved driveway** provides parking for 2-3 vehicles and gated access to both sides of the house
- **Garage** 17ft 11in x 8ft 10in detached with pitched roof, power and light and door to a convenient covered area
- **Office/hobbies room** 10ft 6in x 7ft 3in detached versatile multi-use with power and plumbing, worktops and sink unit
- **Rear garden** with a particularly private outlook mainly lawned with a section of large private patio on the rear aspect. All enclosed by timber fencing with private gate onto the heath

COUNCIL TAX BAND: D

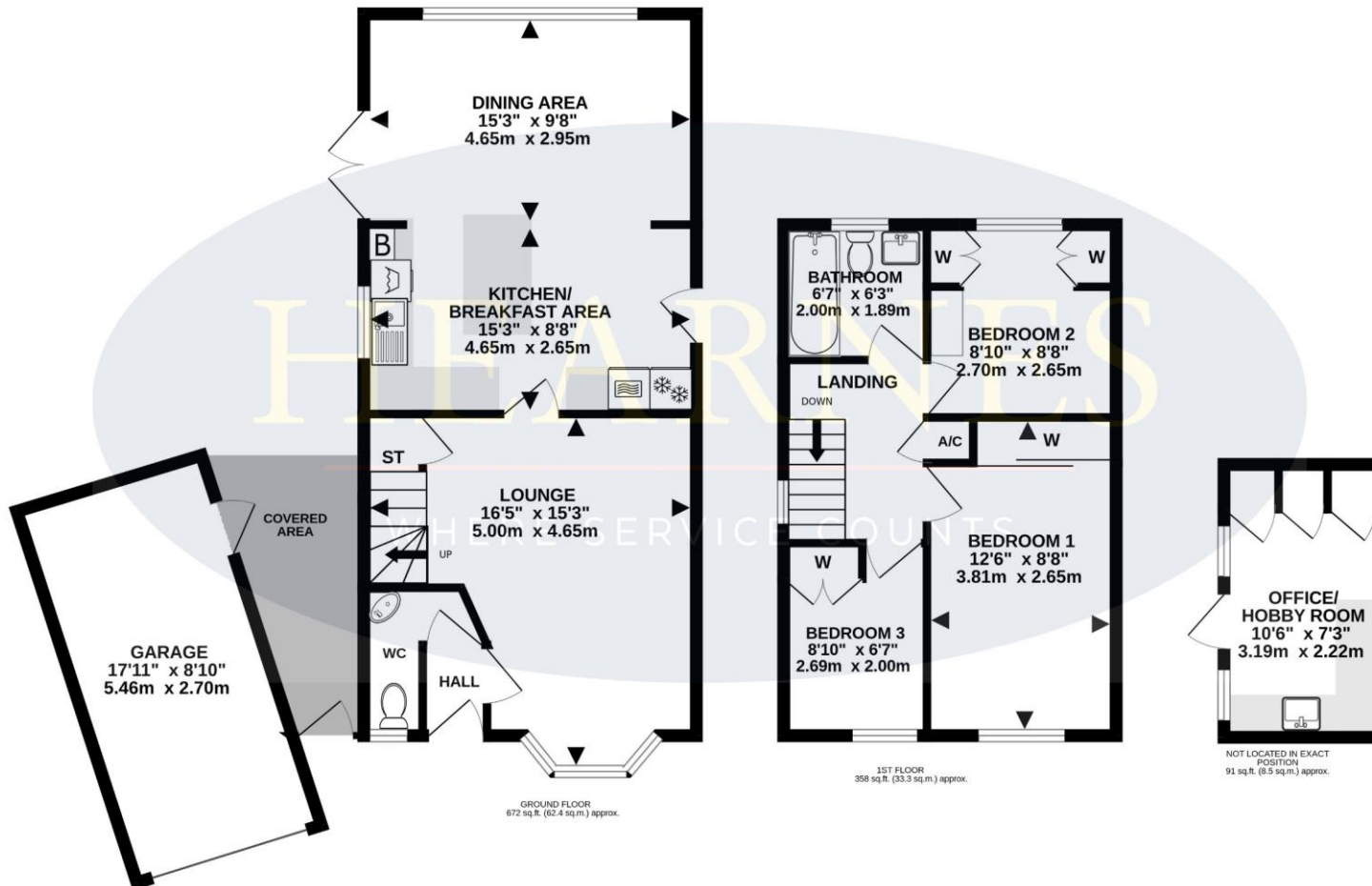
EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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