

# Fernlea Close,

Ferndown, BH22 8HH



**HEARNES**

WHERE SERVICE COUNTS







***“Nestled away in a sought after cul de sac approximately metres from the town centre with no chain”***

**FREEHOLD PRICE £550,000**

This superbly positioned and improved three double bedroom, two shower room, two reception room detached chalet style family home has a detached garage with utility room with a 40' secluded rear garden and driveway providing generous off road parking.

This upgraded, improved and superbly positioned property is conveniently located approximately 700 metres from Ferndown town centre whilst nestled away in a sought after cul de sac location. The property now also comes to the market offered with no onward chain.

- **An improved three double bedroom chalet style family home offered with no chain**
- **Entrance porch**
- Good sized **entrance hall** with utility cupboard and large storage cupboard
- Generous sized **lounge** with wood burner and bay window overlooking the front garden, double doors leading through into the dining room
- Generous sized **dining room** with space for an 8 seater dining table and chairs, double glazed door leading out into the rear garden and opening through into the kitchen
- Modern **kitchen** incorporating ample slimline Quartz worktops with double oven, 5 ring gas hob with extractor canopy above, integrated fridge and freezer, integrated dishwasher, tiled floor, double glazed window overlooking the rear garden, double glazed door giving access
- **Two ground floor double bedrooms**
- Spacious and re-fitted **shower room** finished in a stylish white suite incorporating a large walk-in shower area, wash hand basin set within a marble top with storage beneath, WC, fully tiled walls and flooring
- **First floor landing** with access into a walk-in loft space
- Generous sized 19' x 15' **double bedroom** with fitted wardrobes, cupboard with radiator
- Generous sized en suite shower room finished in a modern white suite incorporating a good sized shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

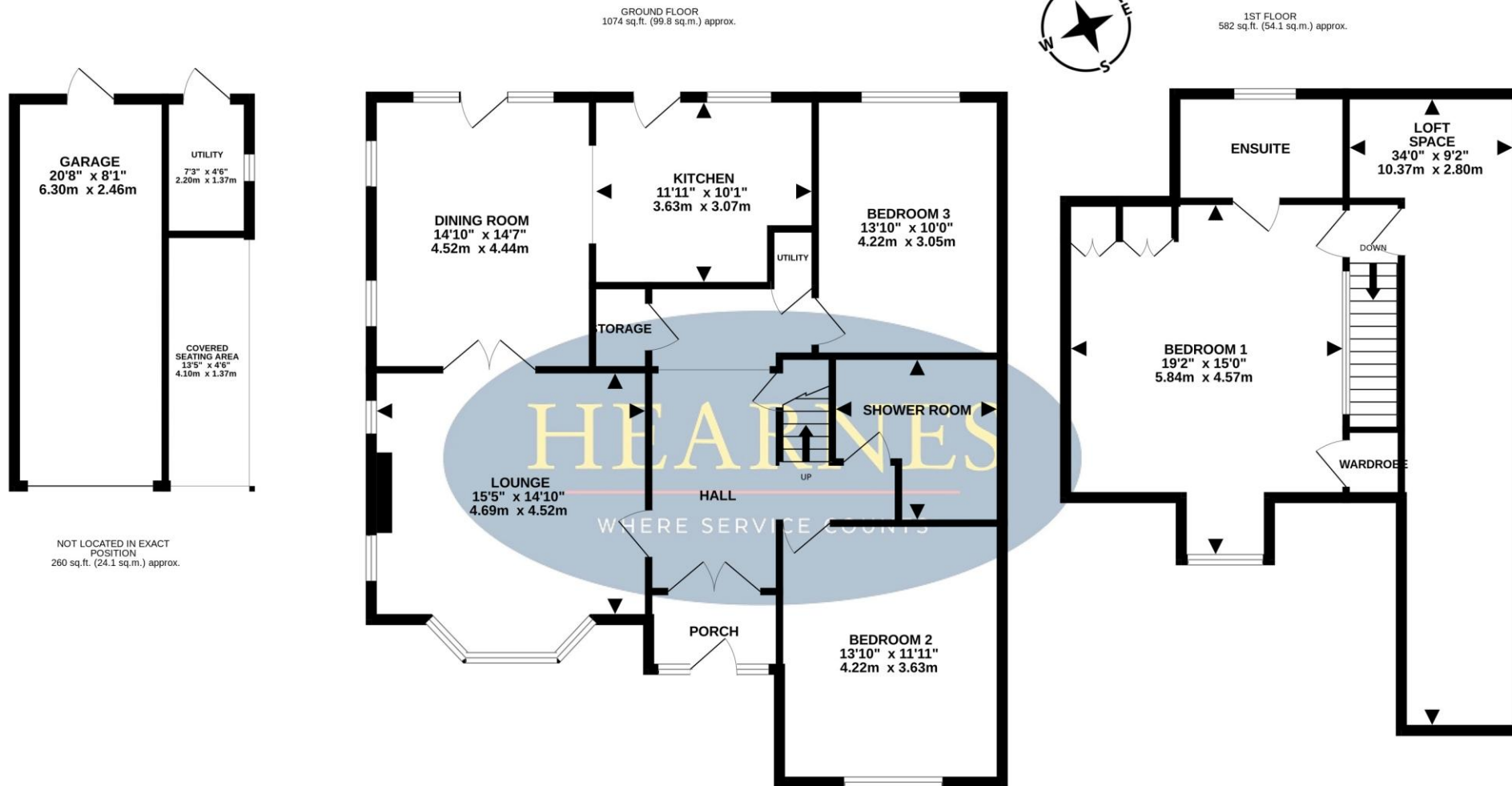
**COUNCIL TAX BAND: F**

**EPC RATING: E**









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 45' x 40, is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is a porcelain paved path which leads onto the side driveway. Adjoining the detached garage there is a covered porcelain paved seating area with a further porcelain paved path leading down to a further area of patio located at the far end of the garden. The remainder of the garden is predominantly laid to lawn
- **Utility room** which is integral within the garage complex and has a sink unit, base and wall units, recess and plumbing for washing machine, tiled floor
- A front **driveway** provides generous off road parking. A side driveway in turn leads up to a detached single garage
- Detached single **garage** with metal up and over door, light and power and rear personal door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.





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