

Casterbridge Road

Ferndown, Dorset BH22 8LJ



HEARNES

WHERE SERVICE COUNTS



“An extended and modernised family home with a secluded south facing garden”

FREEHOLD PRICE £525,000

This immaculately presented, extended and modernised three bedroom, family shower room and en-suite shower room to the master bedroom, detached family home has an extended 16 ft kitchen/breakfast/dining room and conservatory which overlooks an immaculately kept, southerly facing and secluded rear garden with a single garage and driveway. Tucked away in a cul-de-sac positioned on the edge of the popular Camelia's development.

This deceptively spacious and impeccably presented family home has undergone a number of improvements as well as being extended on the ground floor and occupying a larger than average secluded and southerly facing plot.

- **An extended three bedroom detached family home with a secluded, south facing rear garden**

Ground floor:

- **Entrance hall** with oak flooring
- Refitted and spacious **cloakroom** finished in a stylish white suite
- 15ft Dual aspect **lounge** with feature fireplace with living flame, coal effect electric fire
- 16ft Extended and refitted **kitchen/breakfast/dining room** incorporating ample wood effect roll top worksurfaces with matching upstands, good range of base and wall units with underlighting, integrated Neff four ring gas hob with extractor canopy above, Neff double oven, Neff fridge/freezer and dishwasher with an integrated Zanussi washing machine, good sized and useful understairs cupboard, space for dining table and chairs, oak flooring, double glazed windows overlooking the rear garden and double glazed door leading out into the conservatory
- 10ft **Conservatory** which is fully double glazed, has a radiator allowing this room to be used all year round, oak flooring and double glazed door leading out into the secluded, south facing rear garden

First floor:

- **Landing** with a replacement oak and glass balustrade
- **Bedroom one** is a generous size double bedroom
- **Dressing area** with two fitted floor to ceiling wardrobes with mirrored sliding doors
- Spacious and refitted **en-suite shower room** finished in a stylish white suite incorporating a shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom two** is also a good size double bedroom with fitted wardrobe
- **Bedroom three** (currently being used as an office)
- **Family shower room** has been refitted in a stylish white suite to incorporate a good size walk-in shower area with Aqualisa shower with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls

COUNCIL TAX BAND: E

EPC RATING: C

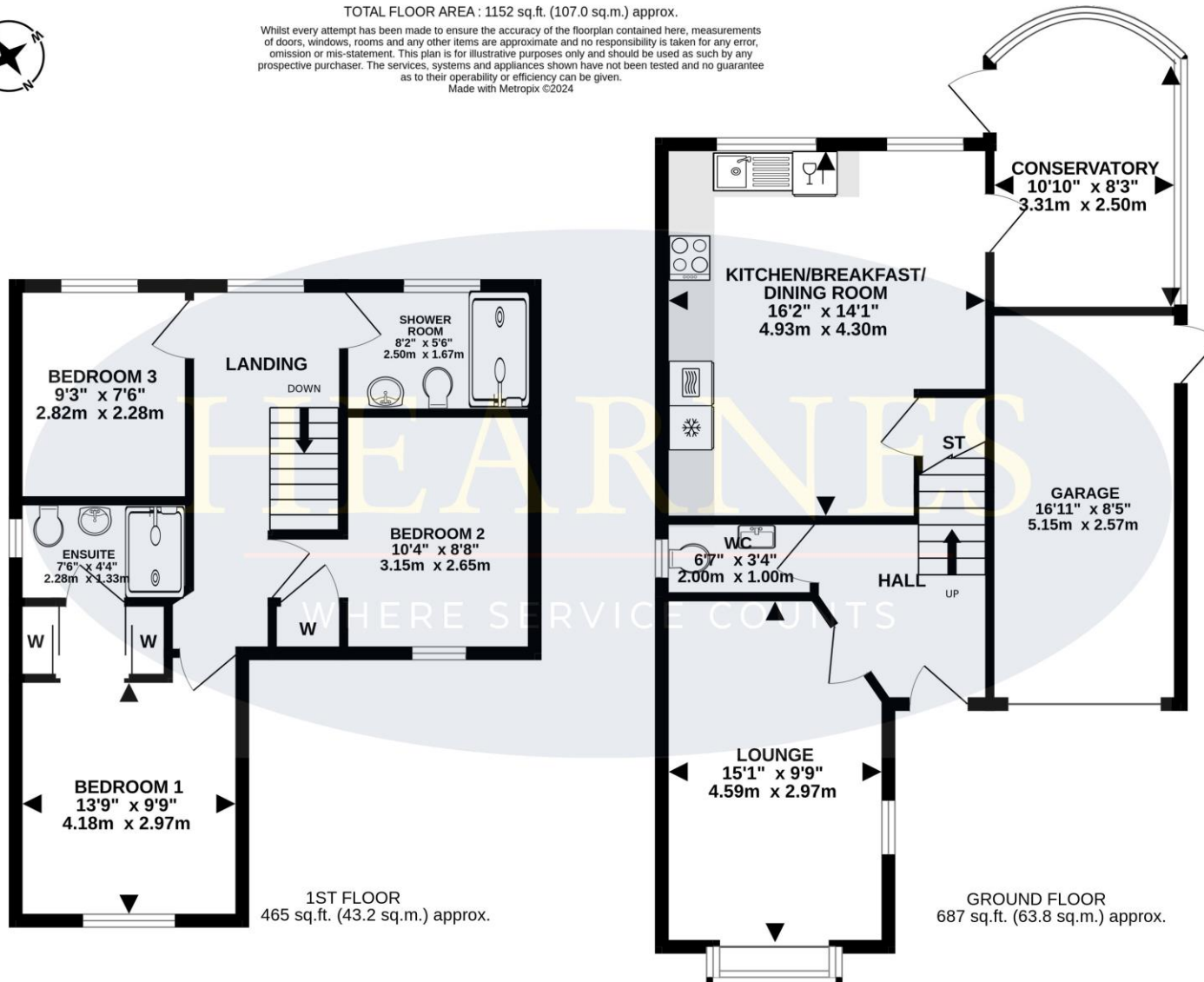






TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.

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

- **A front driveway** provides off road parking and in turn leads up to an integral single garage
- **Integral single garage** with up and over door, light and power and a side personal door
- **The rear garden** is without doubt a superb feature of the property as it has a maximum overall measurement of 40ft x 50ft, faces a southerly aspect, offers an excellent degree of seclusion and is immaculately kept
- Adjoining the rear of the property there is a block paved path which continues around both sides of the property
- There are two recently laid **porcelain paved patios**, a **pond with water feature**, **greenhouse**, **shed** and **barbeque area** as well as a **vegetable area** with raised beds, the remainder of the garden is laid to lawn which is beautifully kept and surrounded by well stocked shrub borders stocked with many attractive ornamental plants and shrubs. The garden is also fully enclosed
- **Further benefits include;** double glazing, a gas fired heating system and security alarm

Ferndown's town centre is located approximately one mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. The popular family Angel pub is located approximately 250 metres away.



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