

# Amberwood

Ferndown BH22 9JT



**HEARNES**

WHERE SERVICE COUNTS



# *“An extended family home occupying a good sized Southerly facing corner plot with no chain”*

**FREEHOLD GUIDE PRICE £650,000**

This extended and modernised four bedroom, two bathroom, one shower room, four reception room, detached family home has a secluded South facing rear garden with a detached double garage and driveway providing generous off-road parking, occupying a good sized corner plot.

This fantastic family home has undergone a number of recent improvements, the property also has solar panels installed. The ground floor accommodation has been extended to create a large extra reception room which overlooks the South facing rear garden. The detached double garage and secluded Southerly facing plot are two particular features. The property also now comes to the market offered with NO onward chain.

## **An extended four bedroom detached family home with detached double garage and no chain.**

### **Ground Floor**

- Spacious **entrance Hall**
- Ground floor **Cloakroom** refitted in a stylish white suite
- **16ft lounge** with exposed brick fireplace with living flame coal effect gas fire, a sliding patio door leading out onto the rear garden
- **Office** enjoying a view over the front garden
- **Dining Room** good sized separate dining room enjoying a view over the front garden
- **Refitted modern kitchen**, incorporating roll top work surfaces, good range of high gloss base and wall units, integrated dishwasher, double oven, gas hob, extractor above, recess and plumbing for washing machine, space for fridge freezer, wall mounted gas fired replacement Vaillant boiler, double glazed window to the side aspect
- **14ft x 11ft dual aspect family/garden room** with windows overlooking the rear garden and a double glazed door giving access

### **First floor**

- **Bedroom one** is a good sized double bedroom with fitted wardrobes and a dressing table
- **Ensuite bathroom** refitted in a stylish white suite incorporating a panelled bath with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom two** is also a generous sized double bedroom with fitted wardrobes
- Good sized **ensuite shower room** incorporating a good sized walk in shower cubicle, chrome raindrop showerhead and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Bedroom 3** is also a double bedroom
- **Bedroom 4** is a large single bedroom
- **Family bathroom** refitted in a contemporary white suite incorporating a panelled bath with chrome raindrop showerhead and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Further benefits** include solar panels which substantially reduce the utility costs, double glazing, gas fired heating system with replacement Vaillant boiler, security alarm and the property now comes to the market offering no onward chain

**COUNCIL TAX BAND: F**

**EPC RATING: C**



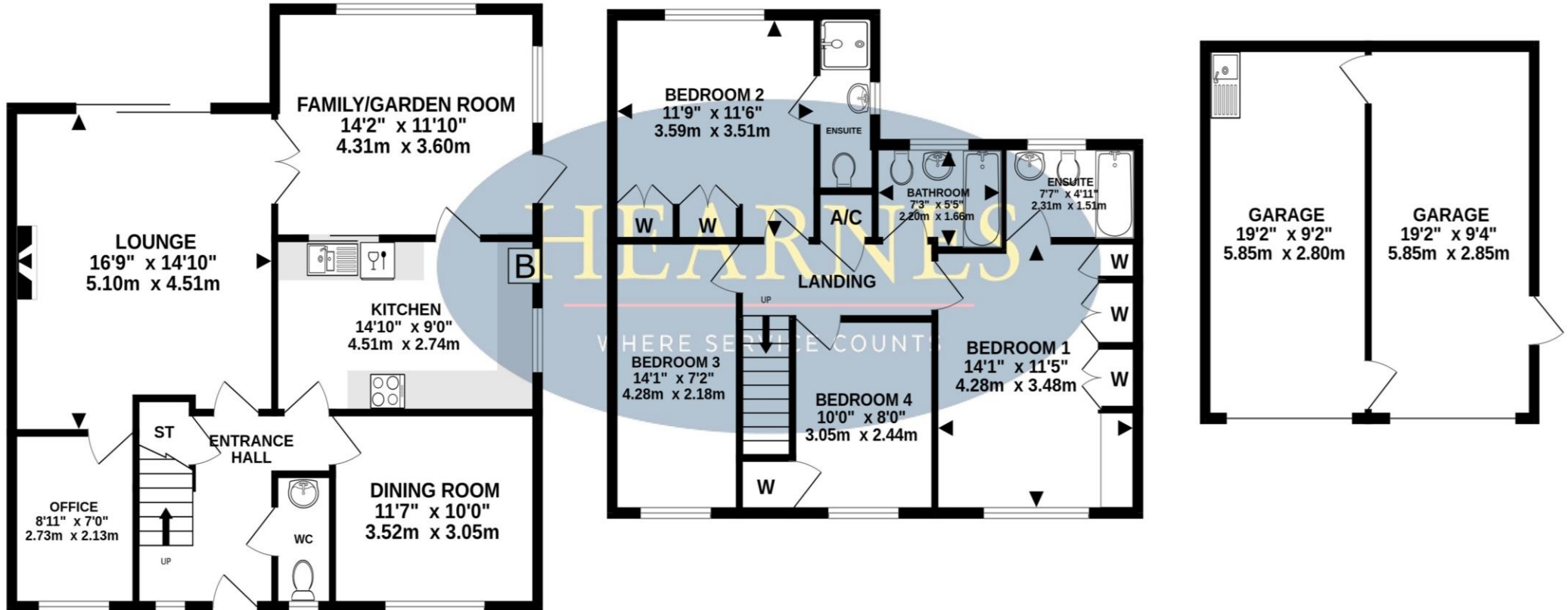


GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.

1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITION  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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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## Outside

The **rear garden** faces a Southerly aspect, offers an excellent degree of seclusion and measures approximately 50ft in width by 30ft in length. The garden itself has been landscaped for easy maintenance and incorporates gravel and paved patio areas with well stocked flower beds.

Located on one side of the property there is a further paved patio and double wooden gates which open onto a concrete hard standing providing an ideal storage for a trailer or caravan. On the opposite side of the property there is a further area of private garden where there is a greenhouse, concrete patio and a path to a storage area which continues behind the detached double garage.

The **front driveway** provides generous off-road parking and in turn leads up to the detached double garage.

**Detached double garage** has been sub divided to create to two single garages with a sink unit, light and power and two up and over doors.

Ferndown town centre is located approximately 1.5 miles away. Ferndown offers excellent shopping, leisure and recreational facilities. Sainsbury supermarket is conveniently located approximately 500 metres away



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