



HEARNES

WHERE SERVICE COUNTS

**Medway Road,
Ferndown, BH22 8UR**

FREEHOLD PRICE

£335,000

“A spacious family home tucked away with a secluded south facing garden”

This generous sized and modernised three double bedroom end of terrace family home has a secluded south facing garden, a summerhouse with covered decked seating area and gym.

The property is tucked away overlooking a green open space whilst occupying a good sized corner plot with well stocked and secluded gardens. There are a number of fixtures and fittings which could be included within the sale pending on the final figure agreed.

- **A three bedroom end of terrace family home with a south facing garden**
- Large **entrance porch**
- Good sized **entrance hall** with seating area and stairs rising to the first floor
- Ground floor **cloakroom** re-fitted in a stylish white suite
- 15' **Kitchen/breakfast area** incorporating ample worktops with a good range of base and wall units, a breakfast bar, recess for cooker with extractor canopy above, recess and plumbing for washing machine and dishwasher, recess for fridge with additional space for an American style fridge freezer, good sized walk-in storage cupboard, double glazed window to the front aspect
- 18' **Lounge/dining area** which is a light and spacious reception room having a picture window overlooking the rear garden and double glazed door giving access
- **First floor landing/study area** with a fitted desk unit creating an office space and loft access
- There are **three generous sized double bedrooms** one of which is currently being used as a reception room
- Spacious family **bathroom/shower room** incorporating a contemporary free standing bath with mixer taps, separate corner shower cubicle, WC, wash hand basin with vanity storage beneath
- The **rear garden** faces a southerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a covered seating area. A side path leads round to a side patio which in turn leads up to a gym. The rear garden is stocked with many attractive plants and shrubs. A paved path leads down to the far end of the garden where there is a summerhouse with adjoining and covered decked seating area. The summerhouse would make an ideal home office or teenagers retreat. Also at the far end of the garden there is rear pedestrian access. (Formerly within the garden there used to be a garage and driveway)
- The **front garden** is also stocked with many attractive plants and shrubs and must be seen to be fully appreciated
- **Further benefits** include double glazing, a gas fired heating system and security cameras

The property is located approximately 400 metres from acres of protected heathland which provides a fantastic space for dog walkers. There is a play area approximately 800 metres away. Moors Valley Country Park is also located within easy reach along with Bournemouth Airport and Bournemouth town centre which offers an array of shops, restaurants, leisure facilities and miles of sandy bathing beaches. Ferndown town centre is located approximately 2 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: B

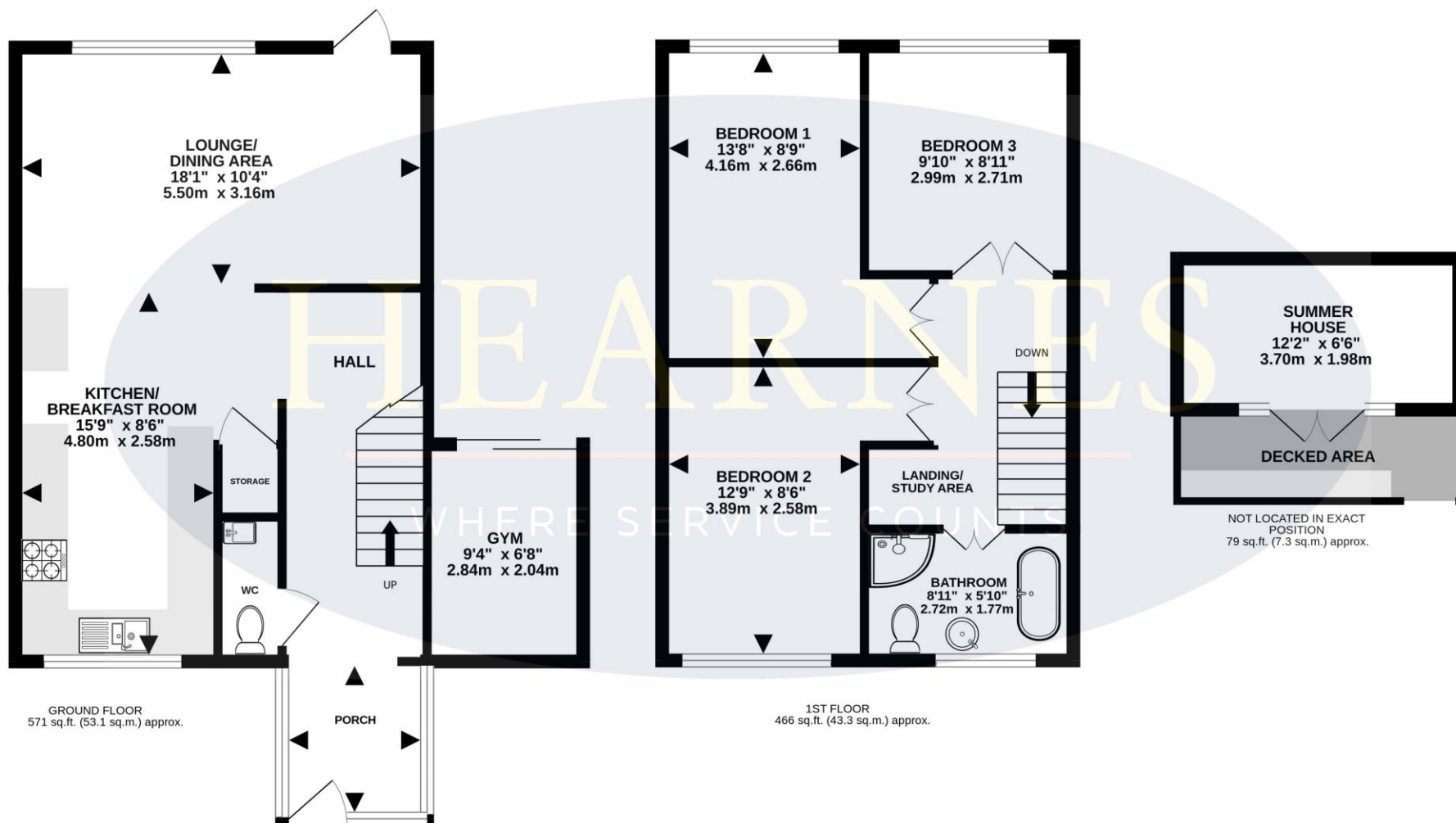
EPC RATING: C

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TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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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