

# Hillcrest Avenue

Ferndown, Dorset, BH22 9QR



**HEARNES**

WHERE SERVICE COUNTS



***“Exceptional detached family chalet home, modernised and re designed to a high specification throughout, set in a small exclusive close in a mature setting”***

**FREEHOLD PRICE £700,000**

This well-proportioned detached chalet home provides versatile accommodation over two floors, around a wonderful open plan kitchen/living space measuring 27ft across, together with two first floor bedrooms, one of which is served by a stylish en-suite, and two/three further ground floor bedrooms served by a contemporary bathroom.

The property is set in a private close in an extremely convenient location off the main road, only 1 mile from Ferndown town centre, on regular bus routes and amongst sought after school catchments.

The design makes full use of bi-fold full height doors giving access to and overlooking the private rear garden with driveway parking to the front and additional driveway suitable for a motorhome/caravan to the detached garage.

The property has been used successfully as an Air BnB and would suit a family locally or as a second home.

**Ground Floor:**

- **Reception hall**
- Open plan living area
- **Kitchen/dining area** enjoying a dual aspect with a window to the side aspect and a window in the kitchen area to the rear aspect, whilst bi-fold doors lead out to the garden offering far reaching views. The kitchen area has been re-fitted with a matching range of gloss units, inset 1 ½ bowl stainless steel sink unit with a Swan neck mixer tap, inset four burner ceramic hob with stainless steel canopy style extractor over, built in electric oven, integrated fridge/freezer and dishwasher, laminate flooring and zoned ceiling downlighters
- Spacious dual aspect **sitting room** with a window to the front and side aspects, zoned ceiling downlighters and laminate flooring
- **Bedroom two** with a window to the front aspect
- **Bedroom four** with a window to the front aspect
- **Bedroom five/study** with a window to the rear aspect
- **Family bathroom** refitted with a white three piece suite comprising a panelled bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, wc, ceramic tiled walls and flooring

**First Floor:**

- **Bedroom one** enjoying a dual aspect to the front and rear, affording far reaching views
- **En-suite bathroom** refitted with a stylish four piece suite comprising a panelled bath with mixer tap, wash hand basin with vanity storage beneath, shower cubicle with glass screen fitted with a thermostatic shower and handheld shower attachment, wc, tiled flooring and partly tiled walls
- **Bedroom three** enjoys a dual aspect with a window to the rear aspect and Velux roof window to the side aspect

**COUNCIL TAX BAND: TBC**

**EPC RATING: D**

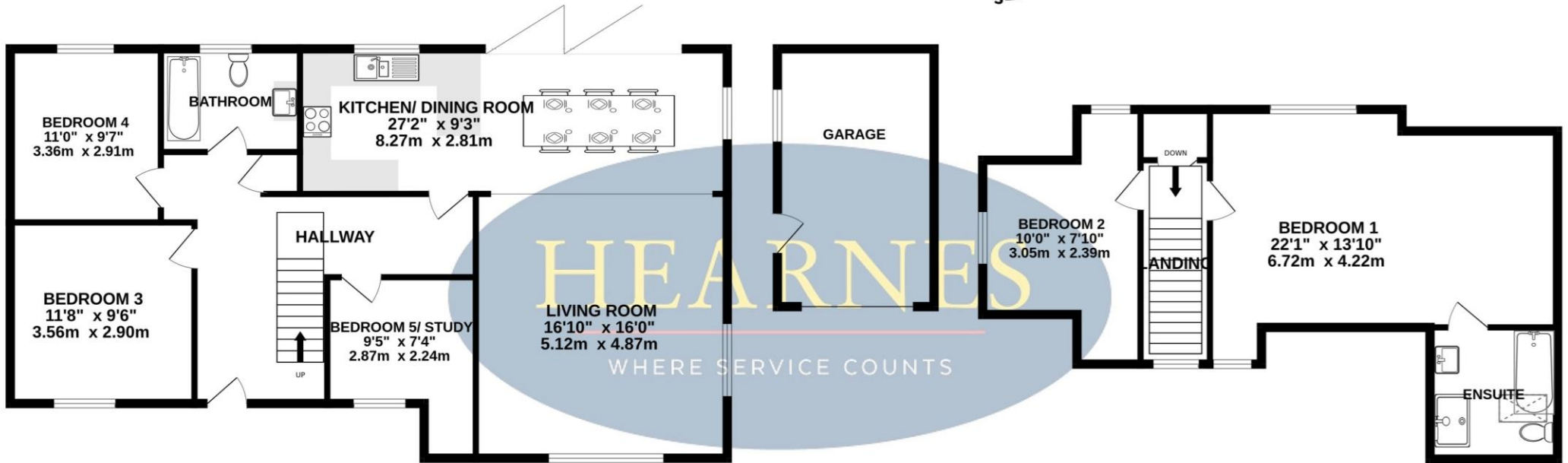




GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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.

Made with Metropix ©2024

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





## Outside

- The **rear garden** incorporates a paved patio adjacent to the rear of the property, which steps down to an expanse of lawn enclosed by fencing
- Front gravelled driveway providing **off-road parking** for numerous vehicles
- **Additional driveway parking** leading to the garage
- **Detached garage** with a personal door

The property is situated on a private road, less than 1 mile away from Ferndown's town centre, which offers an excellent range of shopping, leisure and recreational facilities.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ  
Tel: 01202 890890 Email: ferndown@hearnes.com



[www.hearnes.com](http://www.hearnes.com) Offices also at:  
Bournemouth, Poole, Ringwood & Wimborne