



HEARNES

WHERE SERVICE COUNTS

**Everdene Close, Ferndown
Dorset BH22 8LG**

FREEHOLD PRICE

£350,000

“Modern three bedroom family home in an exceptional position at the head of a small cul-de-sac close to woodland walks”

This well-proportioned semi-detached house is set in a prime position on the popular Camellias development towards the end of a small close adjacent to woodland walks, whilst conveniently situated approximately 1 mile from Ferndown town centre, Marks & Spencer's Simply Food Hall, popular local schools and regular bus routes to Wimborne and Parley.

- **Superbly positioned three bedroom semi-detached home**

Ground floor:

- **Entrance hall**
- **Lounge/dining room** with wood laminate flooring
- The **dining area** has a bay window overlooking the rear garden
- Modern **kitchen** which incorporates ample work surfaces, a good range of base and wall units, integrated dishwasher, integrated fridge and integrated oven, hob and extractor over with attractive tiled splashbacks. Cupboard housing wall mounted gas fired boiler, wood effect flooring and door leading into the garage and door leading out to the rear garden

First floor:

- **Bedroom one** is a well proportioned double bedroom with an archway through to a **dressing area** where there are two fitted wardrobes with mirrored sliding doors
- The **dressing area** leads through to an **en-suite shower room**
- **En-suite shower room** finished in a modern white suite and incorporates a good size shower cubicle, low level WC with a concealed cistern and wash hand basin with vanity storage beneath
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Family bathroom** finished in a white suite to incorporate a panelled bath, pedestal wash hand basin and a low level WC

Outside:

- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 40ft x25ft. Adjacent to the rear of the property there is a paved patio area, with the remainder of the garden laid to lawn. Within the garden there is also a useful timber storage shed
- A **front driveway** leads up to an integral single garage and there is a good sized area of front lawn
- **Integral single garage** with metal up and over door, light, power and a door into the kitchen
- **Further benefits** include double glazing and a gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 1 mile away.

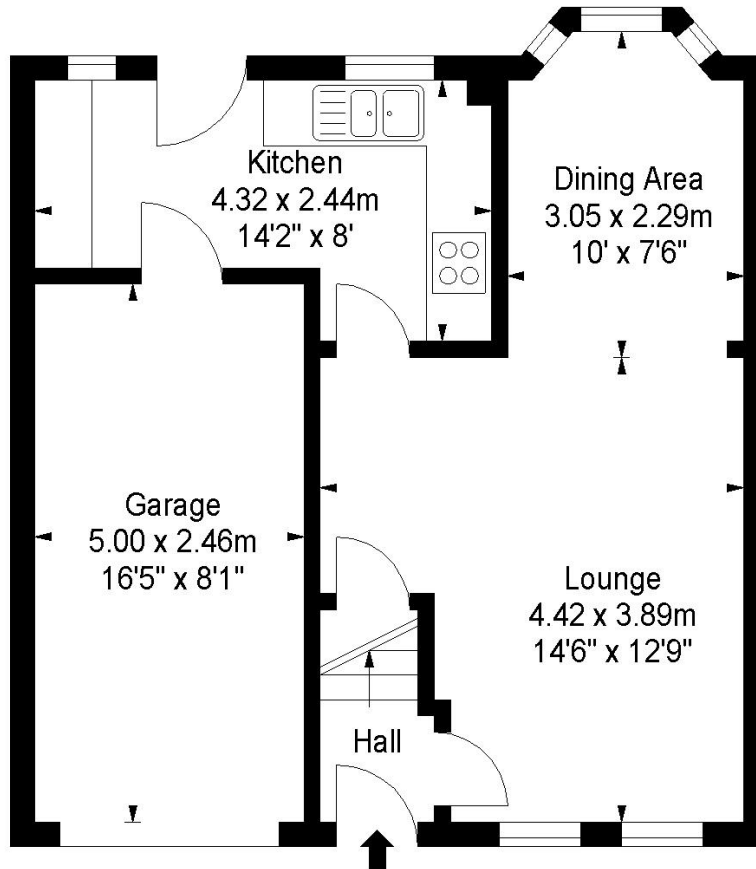
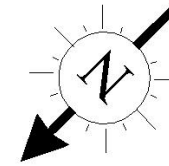
COUNCIL TAX BAND: D

EPC RATING: D

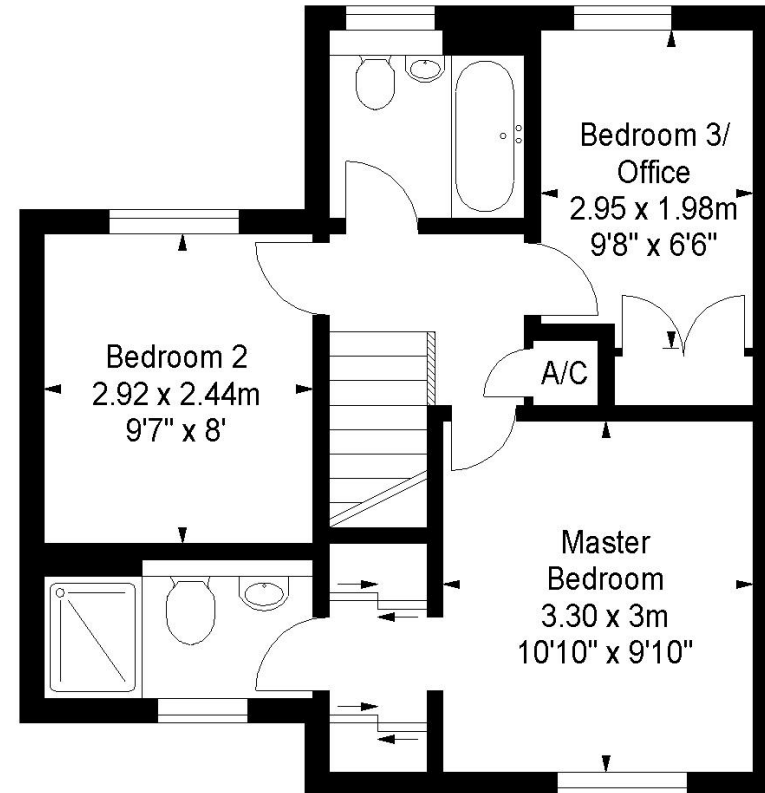


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

**Everdene Close,
Ferndown, BH22 8LG**
Approx. Gross Internal Area *
922 Ft² - 85.65 M²
(Including Garage)



Ground Floor



First Floor

For illustrative purposes only. Not to scale

