



HEARNES

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Ringwood Road,  
Ferndown, BH22 9AF

# FREEHOLD GUIDE PRICE

## £500,000

This deceptively spacious and immaculately presented four double bedroom, one bathroom, one shower room detached chalet style family home has a double glazed conservatory overlooking a secluded rear garden with a single garage and driveway whilst conveniently located approximately 50 metres from Marks and Spencers food hall and 550 metres from Ferndown's town centre.

This light and spacious 1,600 sq ft property enjoys a convenient and popular location within Ferndown and sits centrally on a good sized secluded plot. An early viewing is strongly recommended.

- **A 1,600 sq ft four double bedroom detached chalet style family home approximately 550 metres from Ferndown town centre**
- 15' Spacious entrance hall
- 13' Modern kitchen/breakfast room incorporating ample rolltops with a good range of base and wall units, integrated 5 ring Neff gas hob with extractor canopy above, AEG double oven, dishwasher, integrated washing machine and fridge freezer, attractive tiled splashbacks, porcelain tiled floor, double glazed door leading out into a porch, double glazed window overlooking the rear garden and double doors leading through into the lounge
- Porch is fully double glazed, tiled floor and double glazed door leading out into the garden
- 17' Lounge with door leading through into the hallway and double glazed French doors leading out through to the conservatory
- 16' Conservatory with a radiator allowing for this room to be used all year round and double glazed French doors leading out into the rear garden
- Bedroom three is a generous sized double bedroom
- Bedroom four is currently being used as an office but could also be used as a double bedroom
- Spacious family bathroom finished in a stylish white suite incorporating a shower bath with shower over, chrome raindrop shower head and separate shower attachment, wall mounted wash hand basin, WC, porcelain tiled floor

### First floor:

- Bedroom one is a 17' generous sized double bedroom
- Dressing room with hanging rails
- Extremely spacious en suite shower room incorporating a large walk-in shower area, WC, wall mounted wash hand basin, tiled floor
- Bedroom two is also a 17' double bedroom with access into the eaves for useful storage
- The rear garden measures approximately 30' x 40', faces a westerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a large paved patio. The remainder of the garden is predominantly laid to lawn. A path leads to a rear pedestrian gate which leads out onto a driveway providing generous off road parking. Adjacent to the parking area there is a detached single garage. The parking and garage is accessed via a shared driveway which is owned and only used by 413 and 411 Ringwood Road.
- The front garden also offers an excellent degree of seclusion, is fully enclosed and measures approximately 45' x 45'. The front garden incorporates a central lawned area which is bordered by well stocked raised flower beds with a paved path leading up to the front entrance of the property. The path leads round to side access. There is also a path leading up to a front pedestrian gate which gives direct access out onto Ringwood Road providing quick and easy access to Marks and Spencers Simply food hall
- Further benefits include double glazing, UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities

**COUNCIL TAX BAND: D**

**EPC RATING: C**

**"A 1,600 sq ft spacious and versatile family home conveniently located approx. 550 metres from Ferndown's town centre"**



GROUND FLOOR  
963 sq.ft. (91.3 sq.m.) approx.

CONSERVATORY  
16'2" x 8'4"  
4.93m x 2.54m

LOUNGE  
17'8" x 11'5"  
5.38m x 3.48m

KITCHEN/  
BREAKFAST ROOM  
13'7" x 13'5"  
4.14m x 4.09m



1ST FLOOR  
562 sq.ft. (52.3 sq.m.) approx.

BEDROOM 1  
17'0" x 9'9"  
5.19m x 2.97m

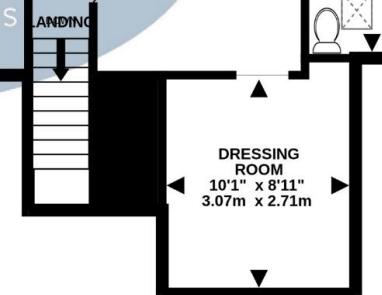
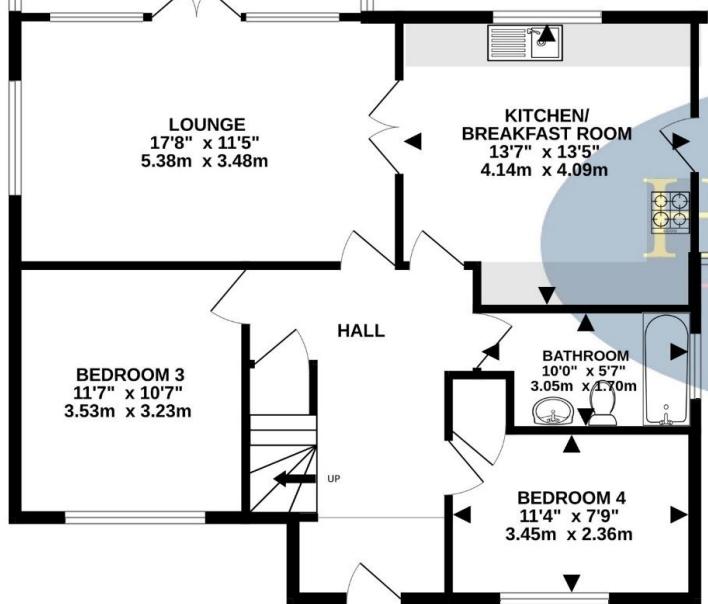
BEDROOM 2  
17'0" x 14'3"  
5.19m x 4.34m

ENSUITE  
16'3" x 6'3"  
4.95m x 1.91m

DRESSING  
ROOM  
10'1" x 8'11"  
3.07m x 2.71m

NOT LOCATED IN EXACT  
POSITION  
133 sq.ft. (12.4 sq.m.) approx.

GARAGE  
16'0" x 8'4"  
4.88m x 2.54m



TOTAL FLOOR AREA : 1679 sq.ft. (156.0 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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