



HEARNES

WHERE SERVICE COUNTS

**Ringwood Road,
Ferndown, BH22 9AF**

FREEHOLD GUIDE PRICE £500,000

“A 1,600 sq ft spacious and versatile family home conveniently located approx. 550 metres from Ferndown’s town centre”

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:

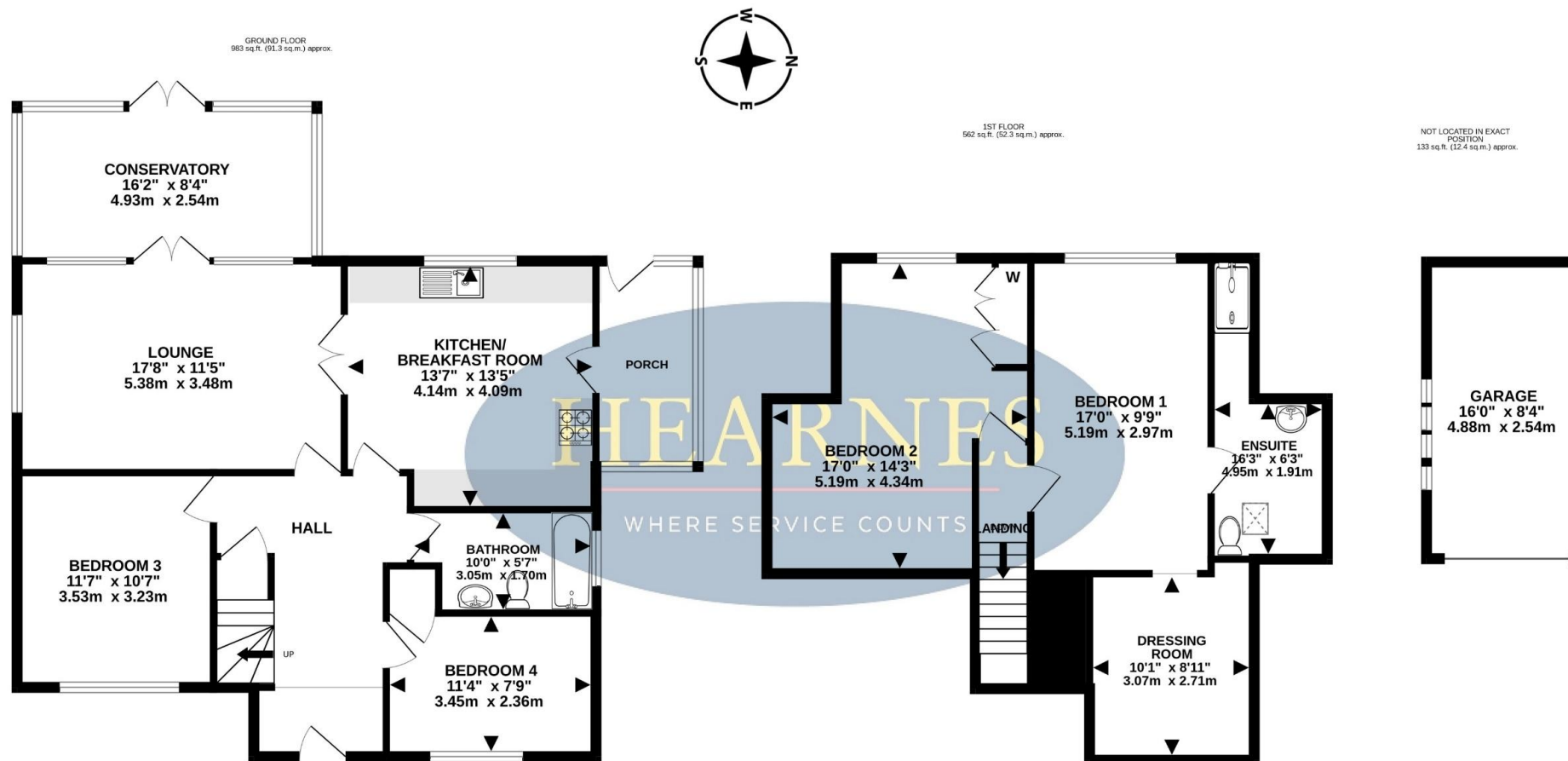
- **Bedroom one** is a 17’ generous sized double bedroom
- **Dressing room** with hanging rails
- Extremely spacious **en suite shower room** incorporating a large walk-in shower area, WC, wall mounted wash hand basin, tiled floor
- **Bedroom two** is also a 17’ double bedroom with access into the eaves 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



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.



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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

