

Robins Wood Drive

Ferndown, Dorset BH22 9RY



HEARNES

WHERE SERVICE COUNTS



“An exceptional family home with two garages, an 80ft west facing rear garden and no onward chain”

FREEHOLD PRICE £759,950

Exceptionally presented three/four double bedroom, two bathroom, two/three reception room detached chalet style family home finished to a very high specification, with an 80ft west facing rear garden, ample off road parking and a double garage. Situated in a sought after location close to all local amenities and heathland.

This stunning family home is impeccably presented, the hub of the ground floor accommodation is a 17ft dual aspect kitchen/breakfast room/family room which has double glazed bi-fold doors offering a wonderful outlook over the private rear garden. The kitchen has extensive quartz work surfaces with a central island unit finished in granite with inset sink and a breakfast bar. There is an excellent range of integrated Bosch appliances including a five ring gas hob with extractor canopy above, double oven, Bosch fridge/freezer and dishwasher with Karndean flooring and underfloor heating extending throughout this wonderful family area. The Karndean flooring continues through into a good size utility room where there is a door out to the garden and a door into the double garage. A reception hall provides a pleasant entrance into the property with doors leading off to a light and spacious lounge which has a double glazed window overlooking the rear garden and a coal effect gas fire with wooden surround. Overlooking the front garden there is a separate dining room which could be used as a fourth bedroom, has a fitted double wardrobe and Karndean flooring. Also on the ground floor there is an office/study and a cloakroom finished in a modern white suite.

A 31ft first floor landing leads off into three double bedrooms. The master bedroom enjoys a dual aspect with views over the front and rear garden and has a fitted floor to ceiling, full length wardrobe with sliding doors as well as benefitting from a newly fitted and stylish en-suite shower room incorporating a separate shower cubicle with pear drop sink and vanity storage beneath. Bedroom two enjoys a view of the rear garden and has two fitted double wardrobes whilst bedroom three overlooks the front garden and has a walk in wardrobe. There is a well proportioned main family bathroom which has also been upgraded with a contemporary white suite.

Ground Floor:

- Convenient **storm porch**, with double glazed front door to inner lobby
- **Inner lobby** with windows to the front and side and a further solid oak door part glazed door and window giving access to the reception hallway
- **Reception hallway**, with stairs to the first floor and a door to a walk in under stairs storage area
- **Cloakroom**, well proportioned with wash hand basin, WC, window to the front and chrome heated towel rail
- **Office/study**, versatile reception area with bespoke fitted Custom World furniture, shelving, work desk and cupboards, with a window to the front aspect
- **Bedroom four/extra reception room**, versatile room with a window to the front aspect, Karndean flooring and double doors to walk-in storage
- **Living room**, exceptional flexible space with window to the rear overlooking the garden, centrally positioned feature wooden mantel, stone backdrop and heath and inset gas flame effect fire, numerous wall light points
- **Kitchen/dining/family room**, superbly presented open plan living space with full height bi-fold doors giving access to and overlooking the rear garden, providing excellent light to the bespoke kitchen, with a comprehensive range of base and wall mounted gloss units, soft close drawers, glazed display cabinets, Corian worktops and a feature island unit with granite worktops, inset one and a half bowl sink unit, mixer taps and cupboards below, integrated raised Bosch oven and grill, inset 5 ring gas burner and Bosch extractor hood above, integrated Bosch fridge and freezer, Bosch dishwasher, window to the side aspect, numerous inset ceiling lights and feature hanging lights, Karndean flooring and door to utility room
- **Utility room** with a further range of base and wall mounted units, adjoining worktops, space and plumbing for a washing machine, sink unit with mixer taps, window and a door leading out to the rear garden and Karndean flooring. An integral door leads through to the garage where there is space and plumbing for a large American style fridge/freezer if desired

First Floor:

- Returning staircase with window to the side aspect, access to eaves storage and hatch to the loft
- **Bedroom one** is superbly presented incorporating a wall-to-wall range of bespoke fitted wardrobes, hanging space and shelving above, partial mirror fronted sliding doors and further recently fitted Custom World wardrobe and dressing table, windows to the front and rear aspects, inset spotlight and door to en-suite
- **En-suite shower room** incorporating a modern stylish suite comprising shower cubicle with wall-mounted chrome shower unit and overhead raindrop shower head, tiled walls with mosaic feature, WC, vanity unit with inset monobloc basin, mixer tap, door to eaves storage, chrome heated towel rail
- **Bedroom two** with a window to the rear aspect, fitted wardrobes with double doors, hanging space and shelving above
- **Bedroom three** with a window to the front aspect and a door to walk-in wardrobe with hanging space
- **Bathroom** finished in a contemporary white suite incorporating a P-shaped shower/bath with glazed shower screen and chrome wall-mounted shower unit, tiled splashbacks, WC, raised vanity unit with oval inset wash hand basin and mixer tap, window to the front aspect and chrome heated towel rail

COUNCIL TAX BAND: F

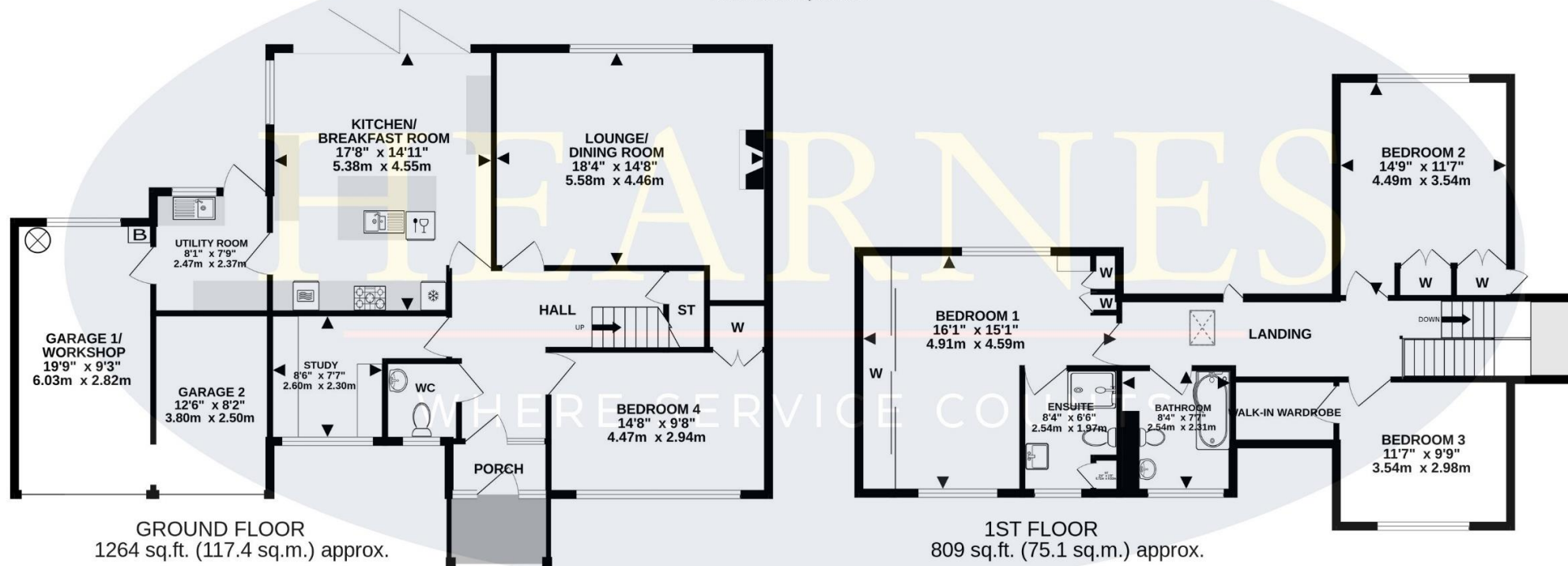
EPC RATING: D





TOTAL FLOOR AREA : 2073 sq.ft. (192.6 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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Outside

- The **rear garden** is a particular feature of the property as it offers a good degree of seclusion, faces a **westerly aspect** and measures approximately 80ft x 65ft. Adjoining the rear of the property there is a large raised, paved patio area with a covered seating area. Steps lead down from the patio on to a large area of lawn which is surrounded by well-stocked flower beds. At the far end of the garden there is a useful timber storage shed. Throughout the garden there are many attractive mature trees and shrubs and the garden is full enclosed by fencing.
- A front sweeping driveway provides generous **off-road parking** for several vehicles and divides two areas of front lawn.
- **Two garages.** The first garage measures 19ft 6in x 9ft 3in, has a remote control up and over door, light and power, a window and a door into the utility room. The second garage measures 12ft 11in x 8ft 6in, has a remote control up and over door, light and power.

Further benefits include double glazing, replacement UPVC fascias and soffits, a gas fired central heating system.

Ferndown's town centre is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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