

Everdene Close

Ferndown, Dorset, BH22 8LG



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished, cleverly extended and deceptively spacious family home with a secluded west facing garden”

FREEHOLD PRICE Offers in Excess of £535,000

This substantially enlarged and recently modernised four bedroom, one shower room, one bathroom, two reception room detached family home occupies a good sized secluded westerly facing corner plot, with a single garage and driveway.

This deceptively spacious 1.400 sq ft family home has undergone a number of recent improvements and is offered in immaculate condition. The property is tucked away in a peaceful cul-de-sac location in the heart of the Camellias Development.

- **1,400 sq ft four bedroom detached family home on a secluded westerly facing corner plot**

First Floor

- **Entrance porch** with vaulted ceiling, Velux window and double coat cupboard
- Spacious **entrance hall** with understairs cupboard
- **Cloakroom** refitted in a stylish white suite incorporating a wc, pedestal wash hand basin and tiled floor
- Generous sized **lounge** with box bay window to the front aspect
- **Office** with a window to the aide aspect
- 21ft x 15ft Stunning open plan **kitchen/dining /family room** with underfloor heating
- **Kitchen area** beautifully finished with extensive slimline contemporary worktops, an excellent range of base and wall units with underlighting and a range of integrated appliances to include Smeg Range cooker with extractor hood above, fridge, freezer and dishwasher
- **Dining /family area** enjoying a dual aspect with French doors leading out to the rear garden and a window to the side aspect
- **Utility room** finished with a wood block work surface, recess and plumbing for a washing machine, space for a condensing tumble dryer and tiled floor

First Floor

- Spacious **landing**
- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted wardrobes
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle with black raindrop shower head, wc, wall-mounted wash hand basin, fully tiled walls and flooring
- **Bedroom two** is also a good sized double bedroom benefitting from a fitted double wardrobe
- **Bedroom three** is also a double bedroom benefitting from a fitted double wardrobe
- **Bedroom four** is a good sized single bedroom
- Spacious **family bathroom** refitted in a stylish white suite incorporating a shower/bath with shower screen, chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Further benefits** include double glazing and a gas-fired heating system

COUNCIL TAX BAND: E

EPC RATING: C

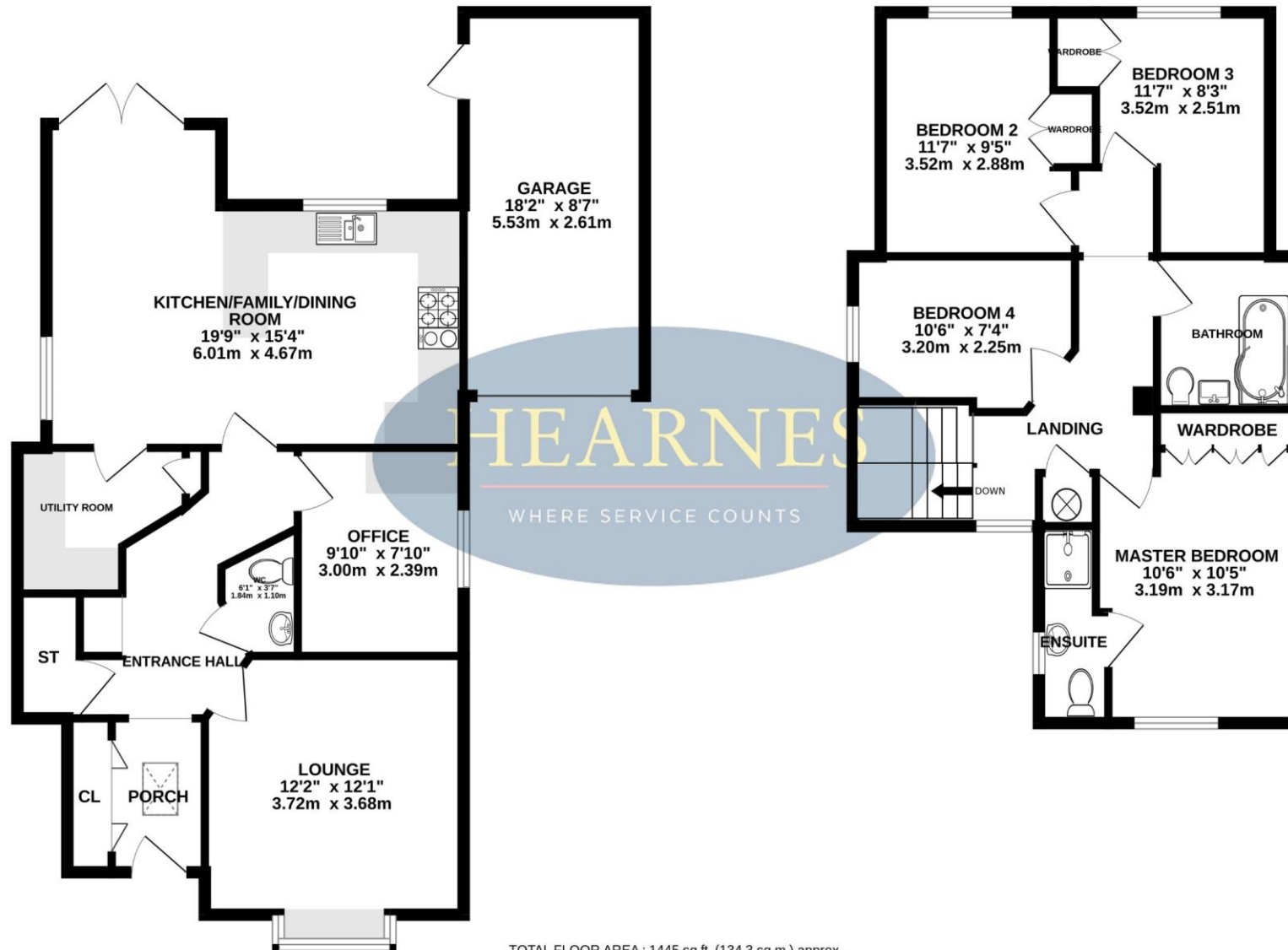




GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 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

- **Rear garden** offering an excellent degree of seclusion, faces a **westerly aspect** and measures approximately 35ft x 25ft. Adjoining the rear of the property there is an Indian sandstone paved patio leading to a side gate. The remainder of the garden is predominantly laid to lawn, bordered by well-stocked flower beds. There is also a further area of private paved patio. The garden itself is enclosed by mature shrubs and fencing
- Side driveway providing generous **off-road parking**, which in turn leads up to a single garage
- **Single garage** with a replacement metal electronically operated up and over door, light, power and a side personal door

The local family pub 'The Angel' is located approximately 500 meters away. Marks & Spencer's Simply Food is less than 1 mile away, whilst a further selection of amenities on Glenmoor Road are approximately ½ a mile away. Ferndown itself offers a further selection of shopping, leisure and recreational facilities, with the town centre approximately 1.5 miles away.



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