

Dudsbury Avenue

Ferndown, Dorset BH22 8DX



HEARNES

WHERE SERVICE COUNTS



“A sympathetically modernised and substantially enlarged 2,600 sq ft family home occupying a secluded plot measuring ¼ of an acre and approximately 600 metres from Ferndown’s town centre”

FREEHOLD PRICE £1,125,000

This beautifully finished, extremely attractive and substantially enlarged four bedroom, two shower room, one bathroom, three reception room detached character family home has an 80ft secluded rear garden, large detached garage, summerhouse and home office, whilst sitting centrally on a secluded plot measuring approximately ¼ of an acre.

This superbly positioned and sympathetically modernised attractive family home has recently undergone an extensive programme of modernisation and has been finished to an extremely high standard combining a superb blend of modern and traditional features. The character and look of the property has been maintained with a slate roof, double glazed replacement sash windows, oak internal doors and staircase. The property also has the added benefit and lovely finishing touch of underfloor heating throughout the ground floor accommodation.

This stunning 2,600 sq ft light and spacious family home is situated in a sought after yet convenient location approximately 600 metres from Ferndown’s town centre. The property could also be offered with no onward chain. No expense has been spared with the overall finish.

- **Beautifully finished and substantially enlarged four double bedroom, two shower room, one bathroom, three reception room detached family home sitting centrally on a secluded plot measuring approximately ¼ of an acre**

Ground Floor

- **Entrance porch**
- **17ft Reception/dining hall** with a solid oak staircase leading up to the first floor accommodation and a wood burning stove creating an attractive focal point
- **21ft Dual aspect lounge** with feature fireplace, limestone surround and living flame electric fire, and a bay window overlooking the front garden
- Spacious **cloakroom** finished in a stylish white suite
- **17ft Dining area** with bi-fold doors opening to offer uninterrupted views over the private rear garden and a door leading through to the boot room
- **18ft Kitchen/breakfast room** beautifully finished with extensive Quartz worktops, matching upstands, inset sink, central island unit also finished in Quartz which continues round to form a breakfast bar with wireless charging point, attractive tiled splashbacks, a good range of base and wall units with underlighting and an excellent range of integrated appliances to include full height fridge and freezer, twin AEG combination ovens, AEG induction hob with extractor canopy above, dishwasher and French doors leading out to the rear garden
- 10ft Spacious **utility room** with vaulted ceiling and double glazed Velux window, ample worktops, a good range of base and wall units, recess and plumbing for a washing machine and tumble dryer, sink unit, tiled floor, door leading out to the rear garden and a further door leading to the boiler room
- **Boiler room** with a wall mounted gas-fired Vaillant boiler and tiled floor
- **Boot room** with a stable door leading out to the side driveway

First Floor

- Impressive and **spacious landing** with oak staircase and balustrade
- 18ft Impressive **main bedroom**
- Luxuriously appointed **en-suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous double bedroom
- Luxuriously appointed **en-suite shower room** incorporating a large walk in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Two further double bedrooms**
- Sumptuously appointed and generous sized **family bathroom** incorporating an oversized panelled bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, partly tiled walls and a tiled floor
- **Further benefits** include double glazing with sash windows to the front elevation, a newly installed pressurised gas-fired heating system with underfloor heating throughout the ground floor accommodation. The property could also be offered with **no onward chain**

COUNCIL TAX BAND: E

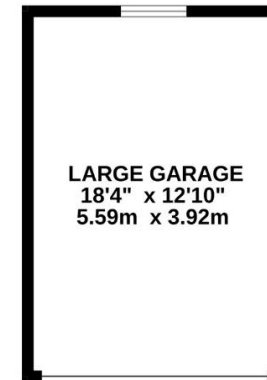
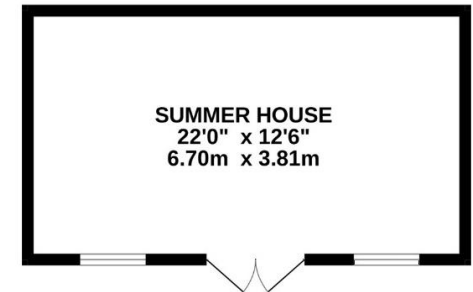
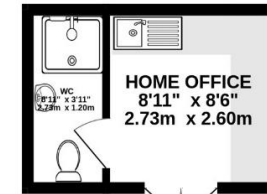
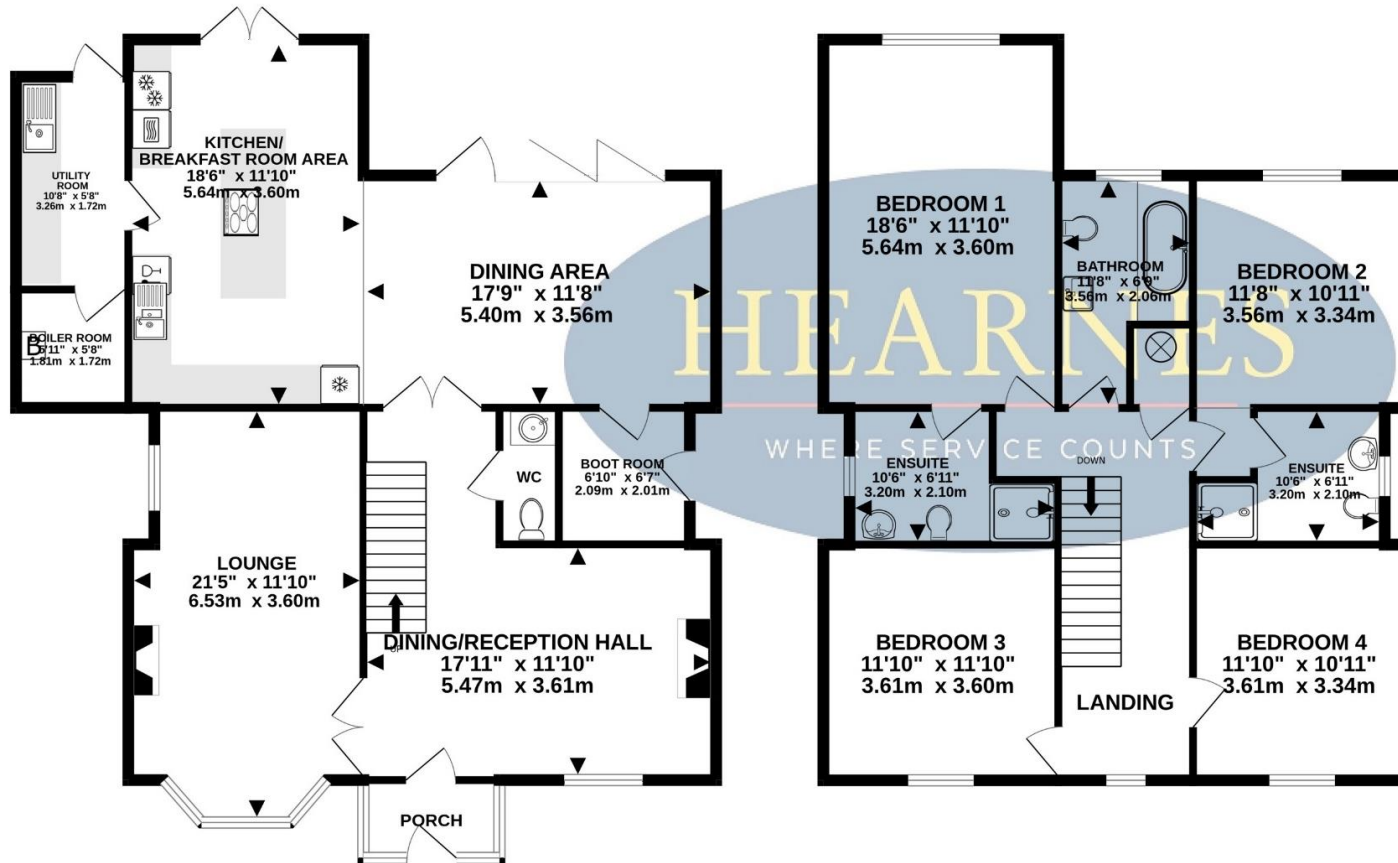
EPC RATING: C





GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.

1ST FLOOR
960 sq.ft. (89.1 sq.m.) approx.



NOT LOCATED IN EXACT
POSITIONS
622 sq.ft. (57.8 sq.m.) approx.

TOTAL FLOOR AREA : 2664 sq.ft. (247.5 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** which is a superb feature of the property as it offers an excellent degree of seclusion, has been recently landscaped and measures approximately 80ft x 60ft. Adjoining the rear of the property there is a porcelain paved patio with outside power points. The remainder of the garden is predominantly laid to lawn which has been recently re-laid. At the far end of the garden there is a **summer house** with light and power and a **home office** which has a kitchenette and shower room. Adjoining both outbuildings is a timber decked seating area
- Within the garden is a **large detached garage** with light, power and a metal up and over door
- A wooden five bar gate opens up to a front and side gravelled driveway which provides generous **off-road parking** for several vehicles. The front garden has been landscaped to incorporate lawned areas and an attractive block paved seating area

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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