

'Crispins Cottage', Glenmoor Road

West Parley, Ferndown BH22 8JJ



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished and conveniently located character home with a 55’ secluded garden and former detached double garage”

FREEHOLD GUIDE PRICE £610,000

This recently modernised and superbly appointed three double bedroom, one bathroom, one shower room, detached chalet style character family home has a 55’ secluded rear garden, former detached double garage and front driveway providing generous off road parking.

‘Crispins Cottage’ has been sympathetically modernised by the current owners whilst retaining its charm and character, no expense has been spared with the overall finish. A particular feature of the property is the former detached double garage within the garden,(with restricted vehicle access) along with the popular and convenient location. An early viewing is strongly recommended by the sole selling agents to fully appreciate overall size and finish.

- **A beautifully finished three double bedroom chalet style character family home with a secluded garden and former detached double garage**
- A spacious **entrance hall** with double doors leading through into the inner hallway and lounge
- 21’ dual aspect impressive **lounge** enjoying views over the front garden and a feature cladded chimney breast with original feature, internal window into the entrance hall
- **17’ breakfast/dining area** with picture window offering a pleasant outlook over the private rear garden, door giving access onto the patio area and a feature cladded wall, opening through into the kitchen
- Beautifully finished, brand **new kitchen** incorporating extensive quartz worktops with attractive tiled splashbacks, good range of base and wall units with underlighting, stainless steel sink unit with food waste disposal unit and boiling hot water tap, excellent range of integrated appliances to include electric hob with extractor canopy above, oven, microwave, dishwasher, fridge and freezer, with a window overlooking the front garden
- Inner **hallway** with utility cupboard housing washing machine with plumbing, double doors leading through into the entrance hall
- Ground floor **double bedroom** which enjoys a dual aspect and has a door leading out into the rear garden. This could also be used as a reception room
- Beautifully finished and spacious **shower room** incorporating a good sized corner shower cubicle incorporating a black raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath, wc
- Spacious first floor **landing** with two fitted double wardrobes and a cupboard housing wall mounted gas fired boiler
- **Bedroom one** is a generous sized double bedroom
- An additional **double bedroom** which is currently being used as a dressing room
- Luxuriously appointed, spacious **family bathroom/shower room** incorporating a good sized corner shower cubicle, black raindrop showerhead and separate shower attachment, contemporary bath with mixer taps, wc, wash hand basin with vanity storage beneath and partly tiled walls
- **Further benefits** include newly installed double glazing, replacement UPVC fascias and soffits, newly installed gas fired heating system and underfloor heating in the kitchen/breakfast/day room, ground floor shower room and hallway

COUNCIL TAX BAND: E

EPC RATING: D



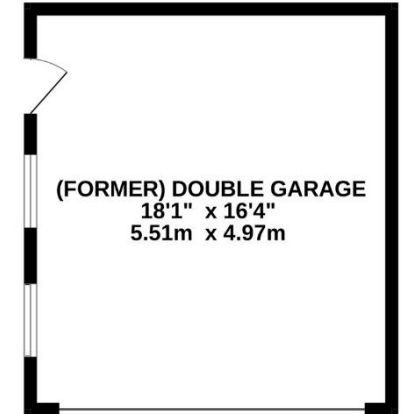
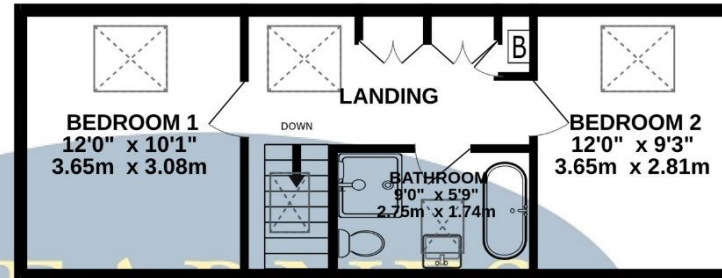
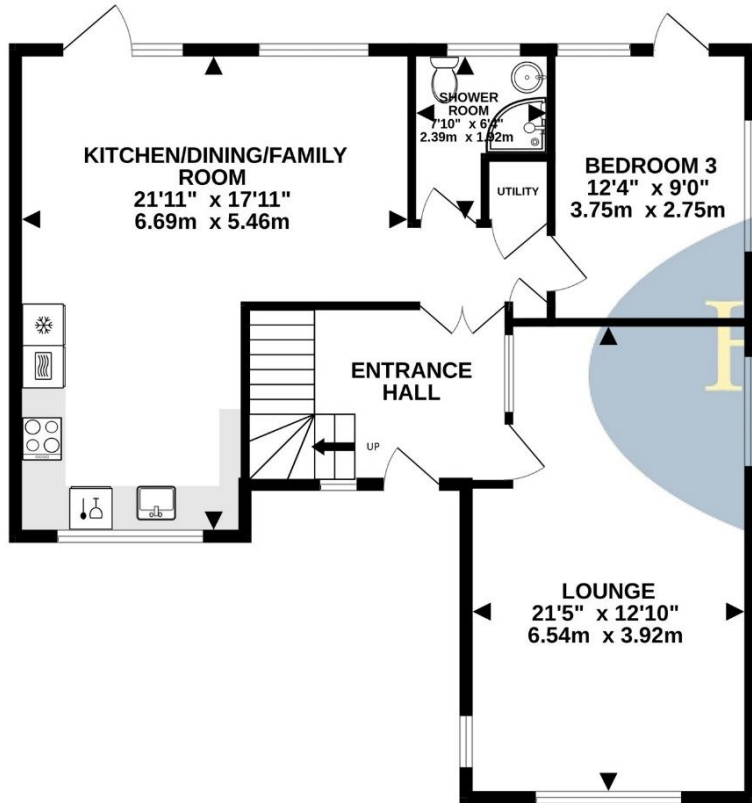


GROUND FLOOR
857 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.

NOT LOCATED IN EXACT
POSITION
295 sq.ft. (27.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1540 sq.ft. (143.1 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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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.





Outside

- The **rear garden** measures approximately 55' x 40', is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is a generous sized paved patio, which is enclosed by a low level wall and continues down to the former detached double garage. There is a good sized area of lawn, a pond and well stocked shrub borders and flower beds. A path continues down to a small greenhouse and a side personal door into the former detached double garage
- **Detached double garage** (which has restricted vehicle access) has an up and over door, light and power, loft storage, window and side personal door
- **A front driveway** provides generous off road parking. Wide side access with double wrought iron gates, a wide paved side path continues down into the rear garden

The are small selection of amenities on Glenmoor Road, approximately 400 metres away, M&S Simply Food Hall is located approximately 650 metres away. Ferndown offers and excellent range of shopping, leisure and recreational facilities, Ferndown's town centre is located approximately one mile away



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