



**Southwood Close, Ferndown  
Dorset, BH22 9HW**



# FREEHOLD PRICE

## Offers in Excess of £430,000

**“Occupying a good sized secluded plot measuring 0.22 of an acre, in a sought after cul-de-sac approx. 850 metres from the town centre”**

This superbly positioned and generous sized three double bedroom, one shower room detached chalet style house has a 150ft secluded rear garden and extended garage and driveway providing generous off-road parking. The property does require some updating however, has an enormous amount of scope and potential to be enlarged and enhanced, (subject to the necessary planning consents).

Southwood Close is a sought after cul-de-sac location and this particular property is conveniently located approximately 850 metres from Ferndown’s town centre and within easy reach of all the local schools.

• **Three bedroom detached chalet style house on a plot measuring 0.22 of an acre, with no chain**  
**Ground Floor:**

- Good sized **entrance porch**
- **Entrance hall** with linen cupboard
- **23ft Triple aspect lounge/dining room** with an exposed stone fireplace with tile hearth creating an attractive focal point. The lounge area has a window overlooking the front garden, whilst the dining area has ample space for a dining table and chairs and sliding patio doors leading out to the rear garden
- **Kitchen/breakfast room** incorporating roll top work surfaces, base units, space for a cooker, recess and plumbing for a washing machine, space for a fridge/freezer, useful understairs larder cupboard, window overlooking the rear garden and door leading out to the patio
- Generous sized **double bedroom** enjoying a view over the rear garden
- Additional **double bedroom** with fitted wardrobes and cupboards above, and a window overlooking the front garden
- **Shower room/wet room** incorporating a good sized walk-in shower area with separate shower attachment, pedestal wash hand basin, wc and partly tiled walls
- **Cloakroom** incorporating wc, wash hand basin and partly tiled walls

**First Floor:**

- Good sized **double bedroom** enjoying a dual aspect with access into a walk-in loft space
- **Walk-in loft space** providing a useful storage area and houses a wall-mounted gas-fired boiler

**Outside:**

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and has maximum overall measurements of 150ft x 95ft. Adjoining the rear of the property there is a large paved patio. Located alongside the property there is a gravelled and patio area, with a side gate and a summer house. An additional side gate is located on the opposite side of the property. The remainder of the garden is predominantly laid to lawn, the garden is stocked with many attractive plants and shrubs and is fully enclosed
- Side driveway providing **generous off-road parking**, which in turn leads up to an extended single garage
- **Single garage** with a metal up and over door, side personal door and light. The garage has been extended to create a **workshop**
- **Front garden** which has been landscaped for ease of maintenance
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system with replacement boiler. The property also comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

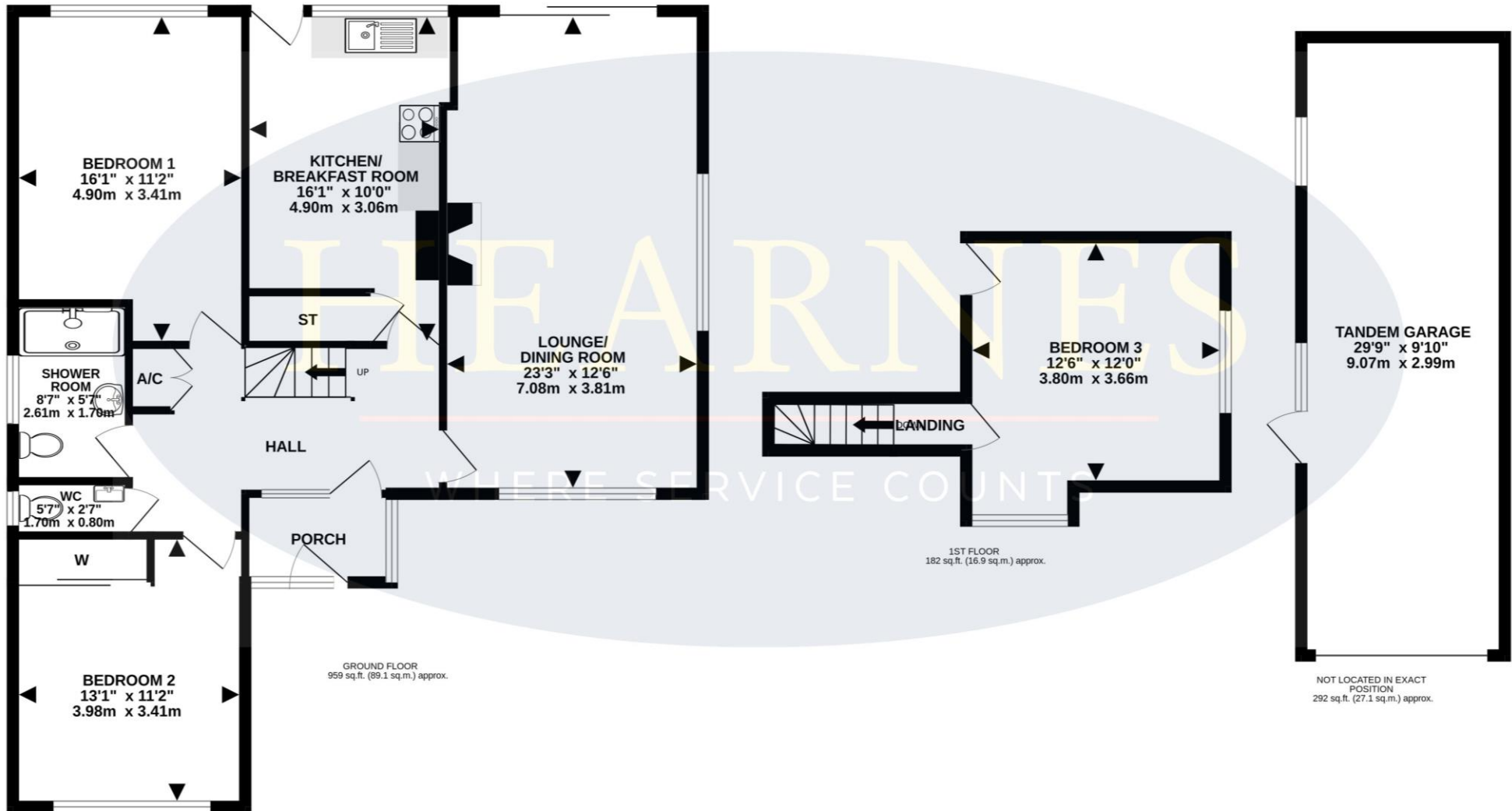
**EPC RATING: D**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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



