

Fitzpain Road

Ferndown, Dorset BH22 8SA



HEARNES

WHERE SERVICE COUNTS



***“Superbly presented detached modern family home
providing four bedrooms, two bathrooms within sought
after school catchment”***

FREEHOLD PRICE £525,000

This extremely well appointed detached family home offers versatile living having been extended to provide three first floor bedrooms served by a modern, refitted bathroom and a ground floor bedroom/reception room with double glazed French doors to the garden and an adjacent shower room together with a light, spacious living room with patio doors and an impressive open plan modern kitchen and dining/family space.

Other benefits include modern gas central heating system, double glazing, solid wood interior doors, separate utility room, driveway parking for several vehicles to an integral garage with roller door and a wonderful secluded westerly facing rear garden with gated access to a local woodland park ideal for dog walkers.

Ground floor:

- **Covered entrance porch** with outside lighting and secure double glazed UPVC front door to the entrance hall
- **Entrance hall** has tiled flooring throughout, integral door to garage and solid oak door to walk-in cloaks cupboard
- **Kitchen/breakfast room**, superbly appointed kitchen with continuation of the tiled flooring from the hallway with bespoke kitchen comprising extensive range of base and wall mounted units with adjoining worktops, additional floor cupboards, space for Rangemaster five ring aga style cooker with AEG extractor above and mosaic tiled splashback, circular sink unit with mixer taps and double glazed window above, ample space for a family sized dining table and chairs with double glazed bay window to the front, convenient access to doorway to the utility room
- **Utility room** has space, power and plumbing for tall standing fridge/freezer with integrated and concealed Bosch dishwasher beneath a stainless steel sink unit, drainer and mixer taps with door to understairs storage and further double glazed door to the side. There is plumbing for washing machine in the garage with integral access
- **Living room** beautifully presented light and airy room with double glazed French doors and windows giving access to and overlooking the rear garden
- **Bedroom four/reception two** is a versatile ground floor room which could be served by the adjacent shower room with double glazed French doors giving access to and overlooking the garden and further double glazed window
- **Ground floor shower room** has fully tiled walls and flooring with modern white suite comprising dual width shower cubicle with mixer tap and double glazed window to the side, extractor fan above, vanity unit with monobloc basin, WC and ladder style heated towel rail

First floor:

- **Landing** with double glazed window to the side aspect, hatch to loft with pull down ladder
- **Bedroom one** with double glazed window to the rear overlooking the garden, comprehensive range of fitted bespoke wardrobes with hanging space and shelving
- **Bedroom two** with double glazed window to the front aspect, built in, partly glazed fronted wardrobe and raised storage space
- **Bedroom three** double glazed window to the rear aspect
- **Family bathroom** fitted in a stylish, modern white suite with fully tiled walls comprising: panelled bath with mixer tap and shower attachment, double glazed window to the front, vanity unit with inset wash hand basin, continuing to an enclosed WC with cupboards above and ladder style heated towel rail

COUNCIL TAX BAND: D

EPC RATING: C



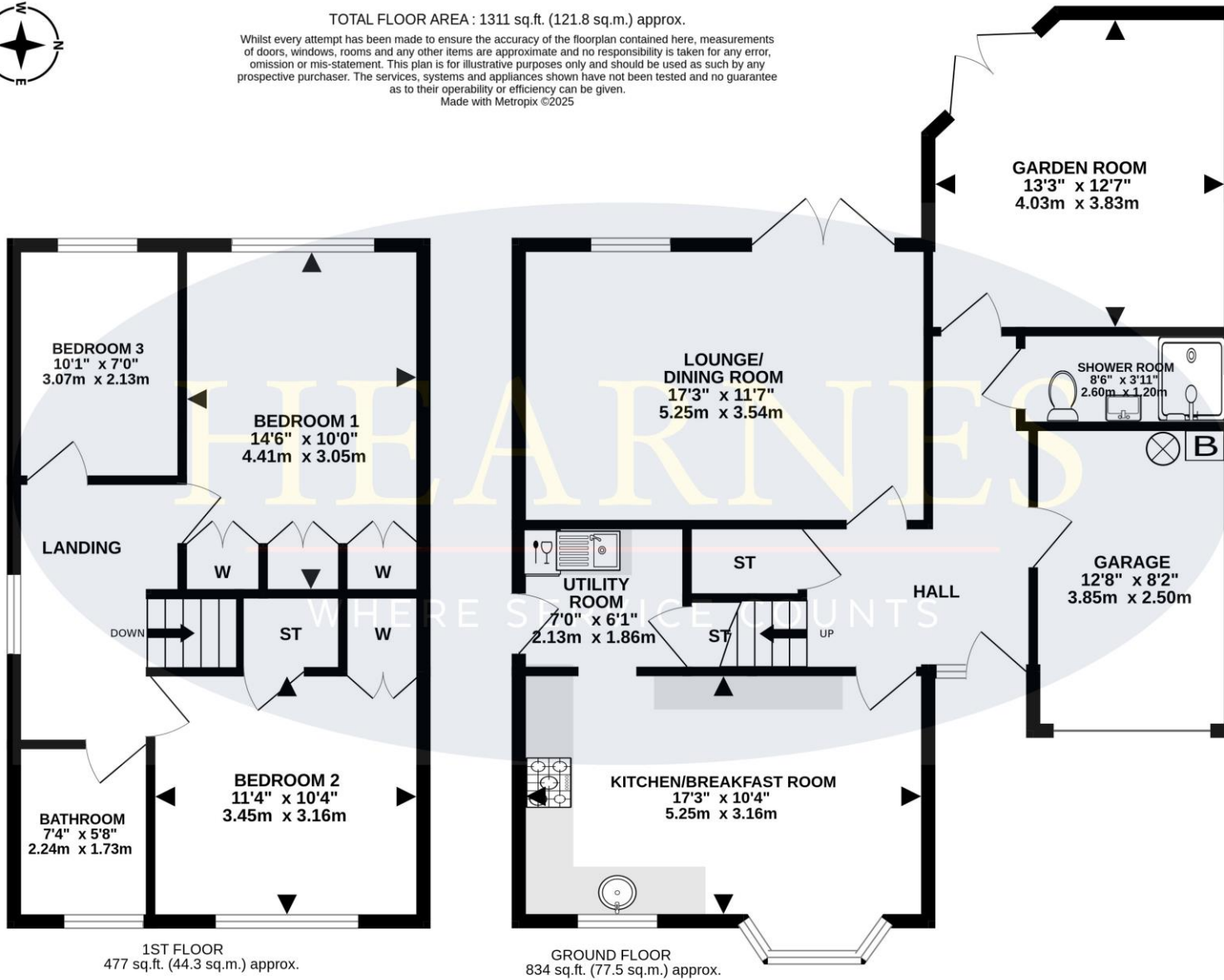




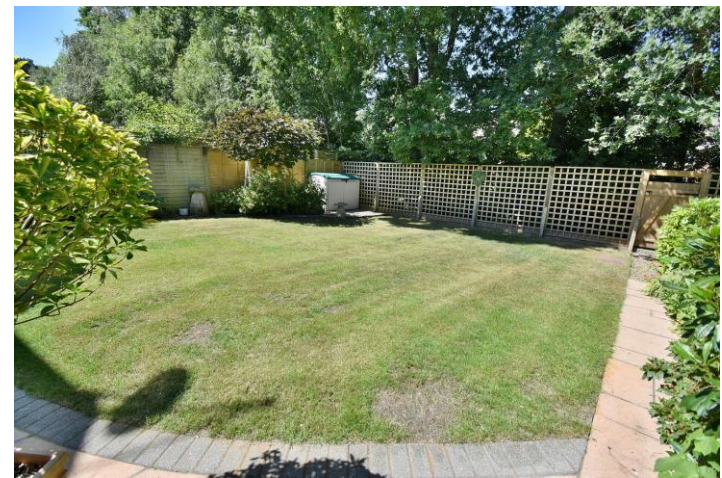
TOTAL FLOOR AREA : 1311 sq.ft. (121.8 sq.m.) approx.

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

- Front tarmac drive for several vehicles, area of lawn screened with mature hedging from the road, convenient gated side access
- Garage measuring 12ft 8in x 11ft 7in with manual roller door, integral power, plumbing for washing machine and heating system, internal door to the hallway
- Rear garden measuring approximately 40ft x 40ft. Wonderful, private westerly aspect garden with landscaped borders enclosed by timber fencing, trellis and a personal gate to the rear into wooded walks, level lawn and patio with brick edging

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located just over 1.5 miles away.



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