

247 New Road

Ferndown, BH22 8EQ



HEARNES

WHERE SERVICE COUNTS



“This superbly positioned 4,600sq ft family home with a lift, occupying a large secluded and westerly facing plot measuring 0.41 of an acre”

FREEHOLD GUIDE PRICE £1,000,000

This extremely spacious and versatile five bedroom, three bathroom, one shower room, four reception room detached family home has a lift, one bedroomed annexe, triple garage, secluded 130ft westerly facing rear garden and driveway providing generous off road parking, whilst sitting centrally on a plot measuring 0.41 of an acre.

This superbly positioned 4,600sq ft light, spacious and extremely versatile family home has some unique features which include a lift, giving easy access from the ground floor to the first floor, a basement cellar and triple garage. Over the years the property has been well maintained and an early viewing is strongly recommended to fully appreciate the properties overall size, convenient location and secluded plot.

- **4,600sq ft five bedroom detached family home with a one bedroom annexe and a triple garage on a plot measuring 0.41 of a acre**
 - Impressive spacious **entrance hall** with lift up hatch within the floor that gives access to a basement storage area, coat cupboard, stairs rising to a first floor gallery landing, internal door leading through into the triple garage
 - **Ground floor cloakroom** finished in a white suite
 - **25' x 25' L shaped dual aspect lounge**, an attractive focal point of the room is an imposing, exposed brick feature fireplace, sliding patio doors leading out to the rear garden and two sets of double internal doors lead through into the hallway and dining room
 - **Dining room** has a bay window, French doors leading out into the rear garden and a lift which rises up into bedroom three
 - **Study** with window to the front aspect
 - **18' kitchen/breakfast room** finished with granite worktops with a central island unit also finished with a granite with an adjoining low level breakfast bar, there is an excellent range of base and wall units with underlighting, Range Master cooker with extractor canopy above, integrated Panasonic microwave, space for fridge/freezer, recess and plumbing for dishwasher, double stainless steel sink unit with water softener and waste disposal unit, window overlooking the rear garden
 - **Generous size utility room** with wall mounted gas fired boiler. Ample worktops, recess and plumbing for washing machine, recess for tumble dryer and a door leading out into the rear garden
 - **Office** which could also be used as a bedroom, French doors leading out into the side garden
 - **Galleried first floor landing** which is large enough to be used as a study or play area
 - **Bedroom one** is a large double bedroom with an excellent range of fitted bedroom furniture, enjoys a dual aspect and has air conditioning
 - **Extremely spacious en-suite bathroom/shower room** incorporating a jacuzzi bath, separate good sized corner shower cubicle, his and hers wash hand basin with vanity storage beneath, WC, fully tiled walls and flooring
 - **Bedroom two** is a 25' double bedroom which has a door giving access into the annexe lounge
 - **En-suite shower room** finished in a white suite incorporating a separate shower cubicle, pedestal wash hand basin, WC, fully tiled walls
 - **Bedroom three** is also a generous size double bedroom with fitted wardrobes and the lift which gives access down into the dining room
 - **Spacious en suite bathroom/shower room** incorporating a good size corner shower cubicle, corner bath, pedestal wash hand basin, Closomat Palma Vita automatic shower toilet, fully tiled walls and flooring
 - **Bedroom four** is also a generous size double bedroom
 - **Bedroom five** is also a double bedroom benefiting from fitted wardrobes enjoying a dual aspect
 - **Family bathroom/shower room** incorporating a corner bath, corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls
- Annexe**
- **Hallway** with its own entrance, stairs rising to the annexe lounge
 - **Double bedroom** enjoying a dual aspect
 - **Shower room** finished in a white suite
 - **Lounge** enjoying a dual aspect with access into bedroom two and staircase leading down to the entrance hall

COUNCIL TAX BAND: H EPC RATING: C

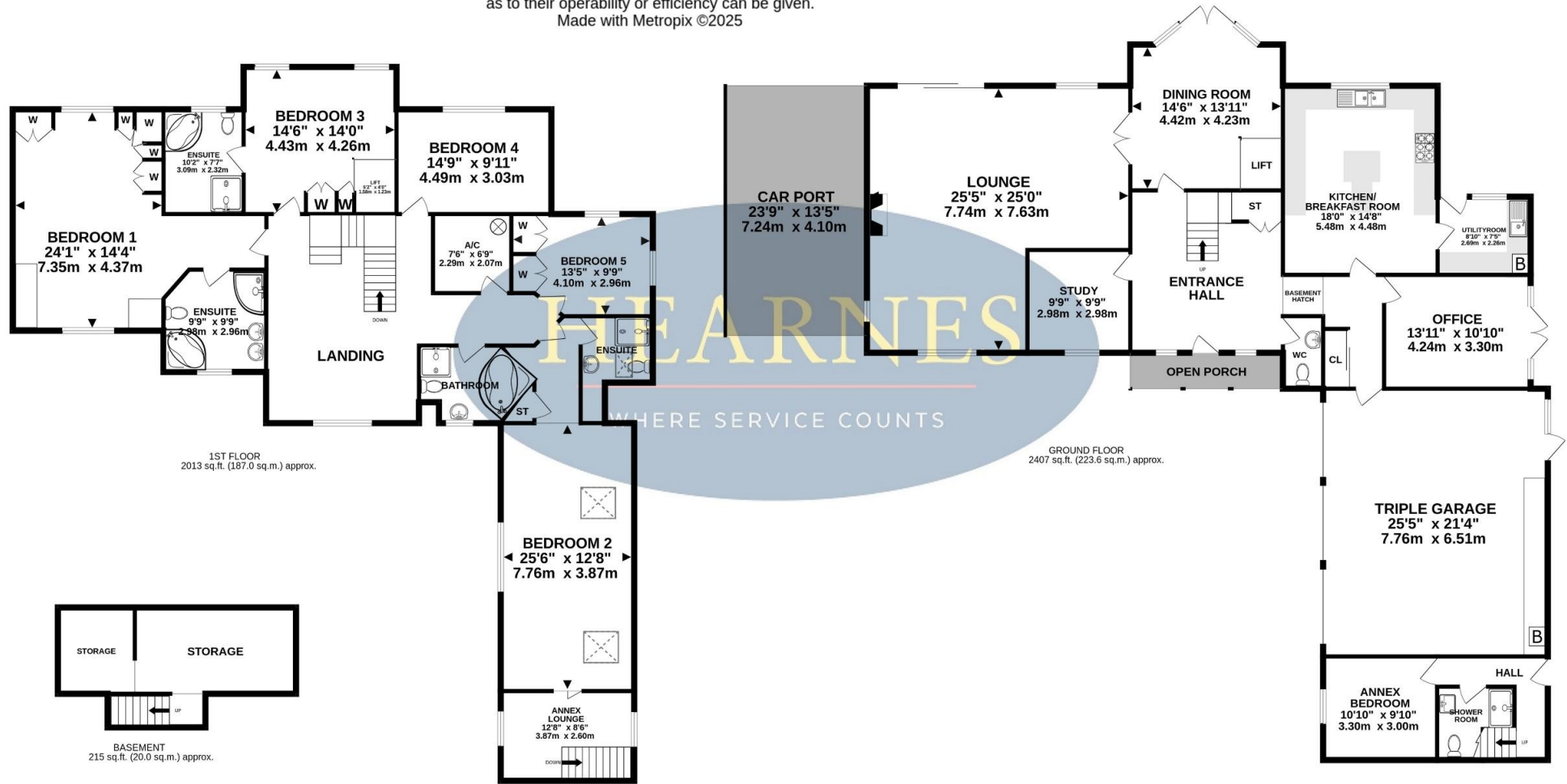




TOTAL FLOOR AREA : 4635 sq.ft. (430.6 sq.m.) approx.

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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Annexe lounge



Annexe shower room



Annexe bedroom



Outside

The **rear garden** measures approx. 130' x 70', faces a westerly aspect and offers an excellent degree of seclusion, adjoining the rear of the property there is a large paved patio with the remainder of the garden predominantly laid to lawn. Also, within the garden there is a summer house/log cabin and throughout the garden there are many attractive mature plants and shrubs. Located down one side of the property there is a further area of side garden and patio with a side gate, whilst on the opposite side of the property there is a further side gate and car port.

A set of wrought iron gates open onto a **front block paved driveway** which provides generous off road parking for several vehicles and in turn leads up to the triple garage. The front garden has been landscaped for ease of maintenance and has outside lights.

The **triple garage** has three remote control roller up and over doors, a wall mounted gas fired boiler, light and power, EV charging point, a door leading out to the garden and an internal door leading through into the entrance hall.

Further benefits include double glazing, gas fired heating system with two boilers, one of which has been recently replaced.

Ferndown has a championship golf course on Golf Links Road, the clubhouse to the golf course is located approx. 500 metres away. Ferndown itself offers a excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than 1 mile away.



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