

Pinewood Road

Ferndown, Dorset, BH22 9RP



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented and recently modernised detached family home with a private west facing garden”

FREEHOLD PRICE £800,000

This beautifully finished and re-modelled four bedroom, one bathroom, one en-suite, two reception room detached family home has a double glazed conservatory overlooking a private 60' west facing rear garden, double garage and front driveway providing generous off road parking for several vehicles.

The current owners have managed to create a stunning and stylish family home which has undergone a number of recent improvements, whilst situated on a good sized secluded plot in a sought after location within Ferndown.

- **Four bedroom detached family home with a private west facing rear garden**
- Good sized **entrance hall**
- Re-fitted ground floor **cloakroom** finished in a white suite incorporating a WC, wall mounted wash hand basin
- Generous sized **study** overlooking the front garden
- Stunning open plan 23' **kitchen/breakfast/dining room**
- The **kitchen/breakfast area** has been beautifully finished with extensive quartz worktops and upstands, central island unit also finished with a quartz worktop, integrated Neff induction hob and pop up extractor fan. Also within the kitchen there is an integrated Neff oven and combination oven, dishwasher, fridge and freezer, double glazed window overlooking the rear garden
- The **dining area** has double doors leading through into the lounge and an opening through into the conservatory
- Spacious **utility room** with integrated washing machine, cupboard housing a replacement wall mounted Worcester boiler, double glazed door leading out into the garden and a further door leading through to the double garage
- 19' Dual aspect **lounge** which has a double glazed window overlooking the front garden, sliding patio doors leading out onto the rear garden patio. A focal point of the room is a Victorian style living flame coal effect gas fire with attractive surround
- **Conservatory** is fully double glazed and double glazed French doors leading out into the rear garden

First Floor

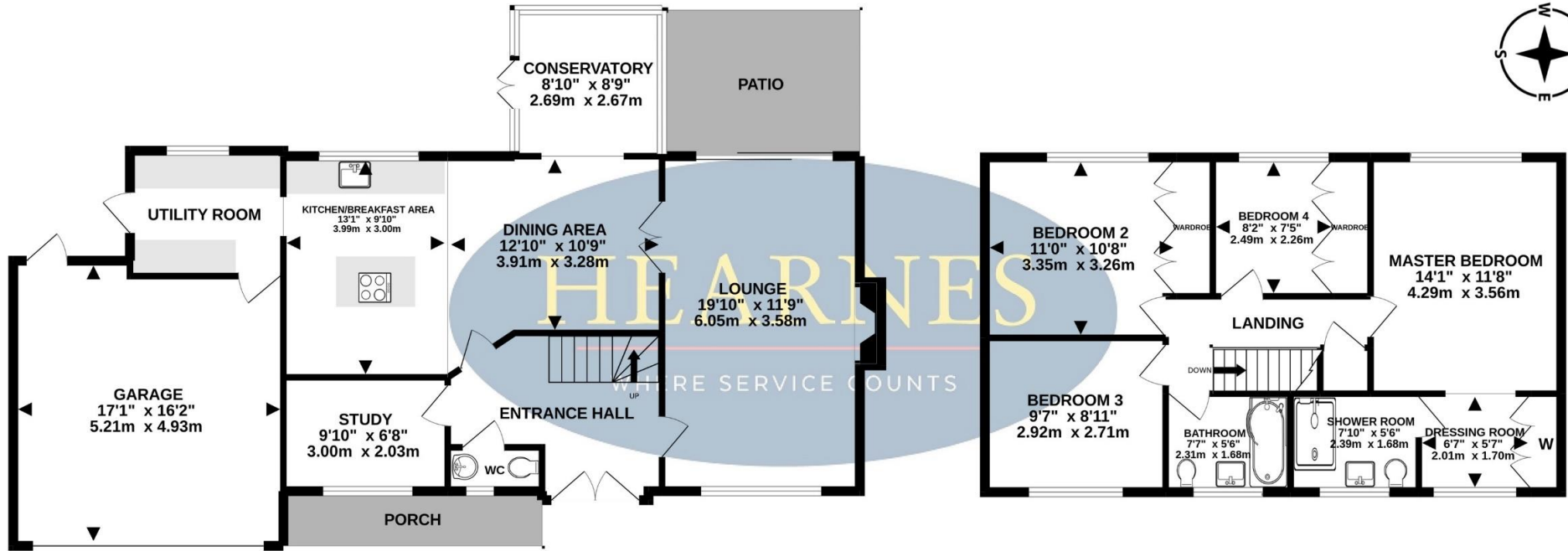
- The **master bedroom** is a generous size 14' double bedroom
- **Dressing room** with fitted wardrobes
- **En-suite shower room** beautifully finished incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, porcelain tiled floor
- **Bedroom two** is also a generous sized double bedroom benefitting from two fitted double wardrobes
- **Bedroom three** is also a large double bedroom
- **Bedroom four** is a good sized single bedroom with two fitted double wardrobes
- **Family bathroom** beautifully finished in a stylish white suite incorporating a shower bath with oversized chrome raindrop shower head and separate shower attachment, WC, contemporary style wash hand basin, porcelain tiled floor

COUNCIL TAX BAND: F

EPC RATING: D







GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.

1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.

TOTAL FLOOR AREA : 1804 sq.ft. (167.6 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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Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, offers an excellent degree of seclusion and measures approximately 60' in width
- Adjoining the rear of the property there is a large paved patio. The remainder of the garden is predominantly laid to lawn. Also within the garden there are two gravelled seating areas. On one side of the property there are two useful timber storage sheds and a side gate, whilst on the opposite side of the property a path leads round to a further side path and side gate
- A wooden five bar gate opens onto a front gravelled **driveway** which provides generous off road parking for several vehicles
- **Double garage** has a remote control up and over door, light and power and a rear personal door
- **Further benefits** include double glazing, a gas fired heating system with replacement boiler and the property could be offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located less than 1 mile away.



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