

Ameysford Road

Ferndown, Dorset BH22 9QB





"A substantially enlarged 2,530 sq ft family home with owned solar panels, secluded garden and generous parking"

FREEHOLD PRICE £600,000

This exceptionally spacious and substantially enlarged three double bedroom, one bathroom, one shower room, detached chalet style family home has a secluded rear garden, single garage, driveway providing generous off-road parking.

This light and spacious and versatile 2,530 sq ft family home has the added benefit of owned solar panels which provide an income and substantially reduce the utility costs. The accommodation is currently arranged as a three double bedroom property, but with a small alteration could offer four bedrooms. The property is situated in a popular and convenient location within Ferndown.

- **2,530 sq ft Three double bedroom detached chalet style family home with owned solar panels**

Ground floor:

- Spacious **16ft entrance hall**
- Stunning **open plan 25ft x 20ft kitchen/breakfast/dining/family room**
- The **kitchen/breakfast** area incorporates ample worktops with a central island unit forming a breakfast bar with storage beneath. There is an excellent range of integrated appliances to include induction hob with extractor canopy above, oven with combi oven above, dishwasher, space for an American style fridge/freezer
- Stairs rising to the **first floor landing**
- The **dining area** enjoys a dual aspect with ample space for a large dining table and chairs and a walk-in pantry
- **Family area**, bi-fold doors which open to offer uninterrupted views over the immaculately kept and secluded rear garden, door leading into the Utility
- **Utility** has roll top worksurfaces, sink unit, space for fridge, recess for tumble dryer, recess and plumbing for washing machine and an internal door leading through into the garage
- **19ft Dual aspect lounge** with a box bay window overlooking the front garden and double glazed window to the side aspect
- Generous sized **ground floor double bedroom**
- **Shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, partly tiled walls and a cupboard housing wall mounted gas fired boiler, water softener

First floor:

- **19ft first floor spacious landing** which is large enough to be used as a study area and has an excellent range of fitted storage cupboards
- **24ft x 19ft impressive double bedroom** enjoying a dual aspect which could be split and used as two separate double bedrooms if required
- **Bedroom one** is a good sized 17ft double bedroom
- **Spacious family bathroom/shower room** incorporating a panel bath, good sized separate shower cubicle, Bidet, WC, wash hand basin with vanity storage beneath, partly tiled wall
- **Further benefits include:** water softener, double glazing, a gas fired heating system and owned solar panels which provide income and substantially reduce the utility costs, fully wired alarm system covering house and outbuildings and car charging point



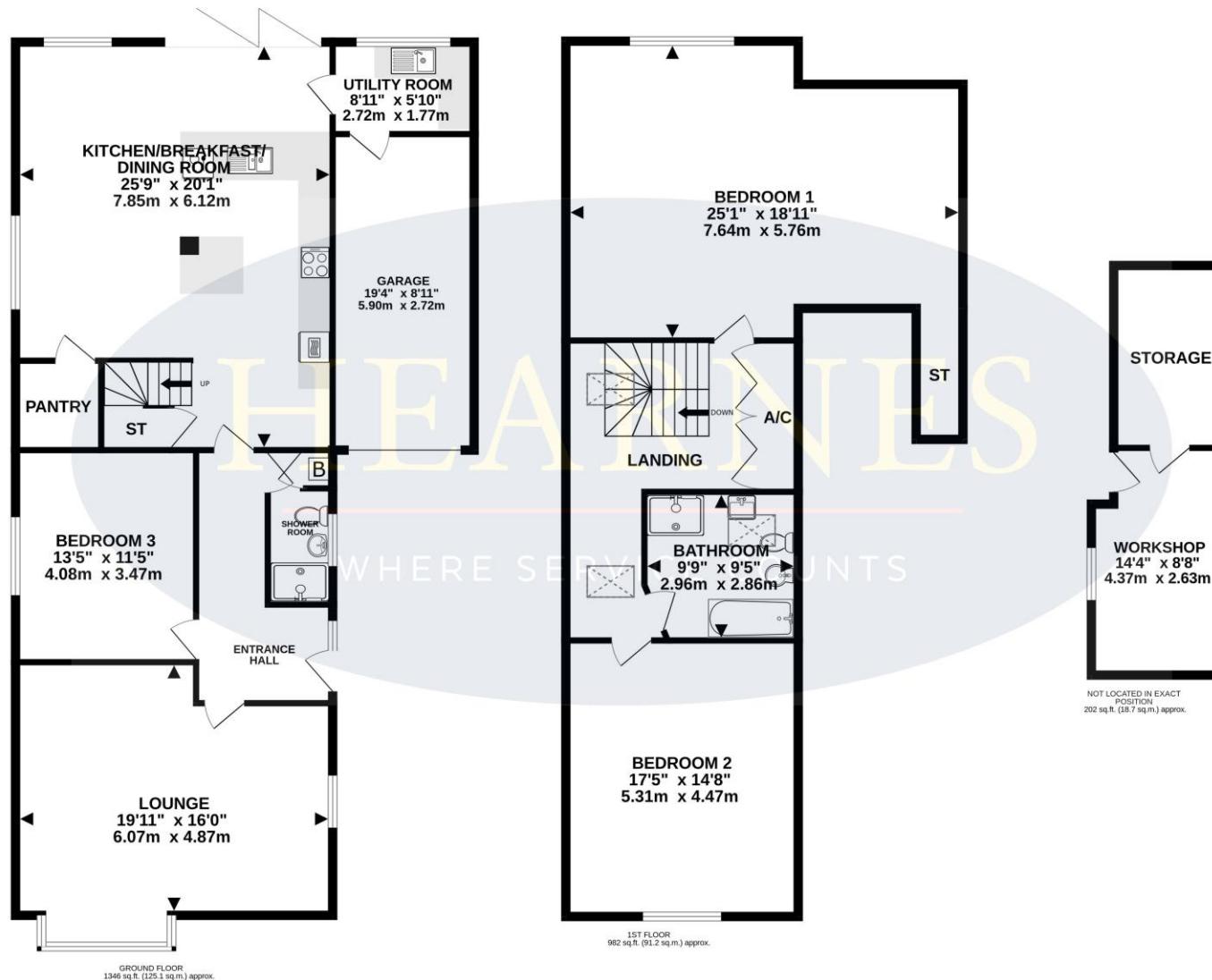
COUNCIL TAX BAND: C

EPC RATING: B



TOTAL FLOOR AREA : 2530 sq.ft. (235.1 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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NOT LOCATED IN EXACT
POSITION
202 sq ft. (18.7 sq.m.) approx.

AGENTS NOTES: 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. 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** offers an excellent degree of seclusion, is immaculately kept and measures approximately 50ft x 30ft
- Adjoining the rear of the property there is a **raised composite decked seating area**
- Steps lead down onto a **good sized area of lawn**
- Within the rear garden there is a **large greenhouse**, **well stocked raised flower beds**, a **covered patio area** providing a fantastic spot to relax and enjoy this delightful garden
- A side path leads up to a **side gate**
- Also, within the garden there is a **large detached outbuilding**
- The **outbuilding** has light and power and is subdivided to create a **workshop and garden store**
- A front and side driveway provides **generous off-road parking**. The **front driveway** is large enough to accommodate a motorhome
- A **side driveway** in turn leads down into a **carport** which in turn leads down to an **integral single garage**
- **Integral single garage** has a remote control roll up and over door, light and power and a rear personal door

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1.5 miles away.



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