



Glenmoor Road
Ferndown, Dorset, BH22 8QE

FREEHOLD GUIDE PRICE

£360,000

“An extended and spacious family home in a cul-de-sac location with no chain”

This generous sized and extended three double bedroom, two reception room mid-terraced family home has a double glazed conservatory overlooking a secluded rear garden with a front driveway providing generous off road parking, whilst situated in a cul-de-sac location and offered with no onward chain.

- **A three double bedroom mid-terrace family home in a cul-de-sac with no chain**

Ground floor:

- **16ft Spacious entrance hall**
- **Cloakroom** finished in a stylish white suite
- **Office/family room** which was formerly the garage and has a double glazed window to the front aspect
- **17ft Kitchen/breakfast room** incorporating roll top worksurfaces with breakfast bar, high gloss base and wall units with underlighting, integrated Neff four ring gas hob with extractor hood above, Neff double oven, full height fridge and freezer, integrated dishwasher, recess and plumbing for washing machine, double glazed window to the front aspect
- 22ft Light and spacious **lounge/dining room** with double glazed window overlooking the rear garden and sliding patio doors leading out into the conservatory
- 14ft Double glazed **conservatory** overlooking the rear garden with double glazed French doors giving access

First floor:

- **Landing** with cupboard housing a wall mounted gas fired boiler
- **Spacious family bathroom/shower room** finished in a white suite incorporating a good size corner shower cubicle with chrome raindrop shower head and separate shower attachment, panelled bath, WC, pedestal wash hand basin, partly tiled walls
- **Bedroom one** is a generous size double bedroom benefitting from fitted wardrobes
- **Bedroom two** is also a generous sized double bedroom with a fitted wardrobe
- **Bedroom three** is also a double bedroom with a fitted wardrobe

Outside:

- **The rear garden** measures approximately 30ft x 25ft, is fully enclosed and offers an excellent degree of seclusion. The garden has been landscaped for ease of maintenance and incorporates a paved patio area and a decked seating area with a shingle path leading down to a rear pedestrian access. Also within the garden there is a small area of artificial lawn and a **useful timber storage shed**
- **A front block paved driveway** provides generous off road parking
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market offered with no onward chain

There is a small selection of amenities approximately 100 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: C

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

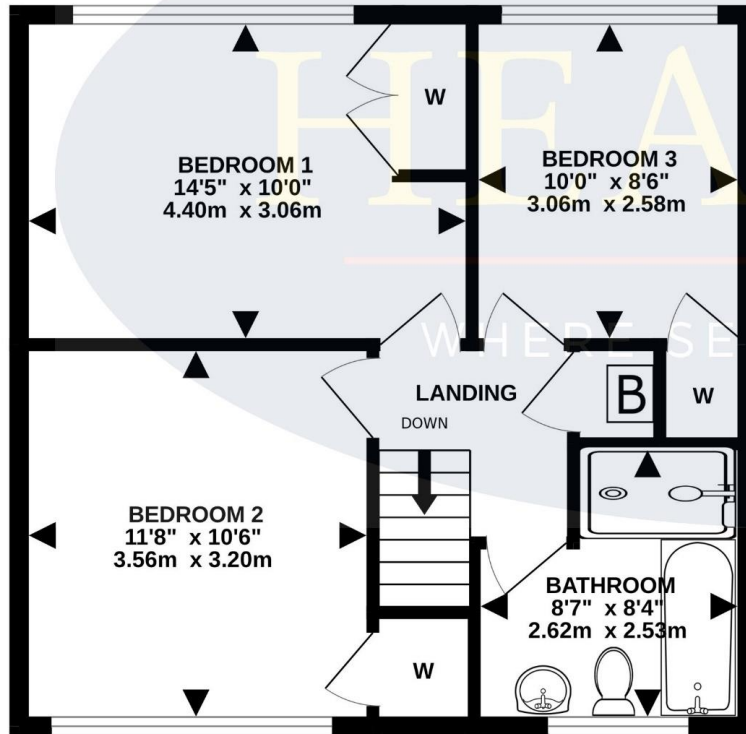




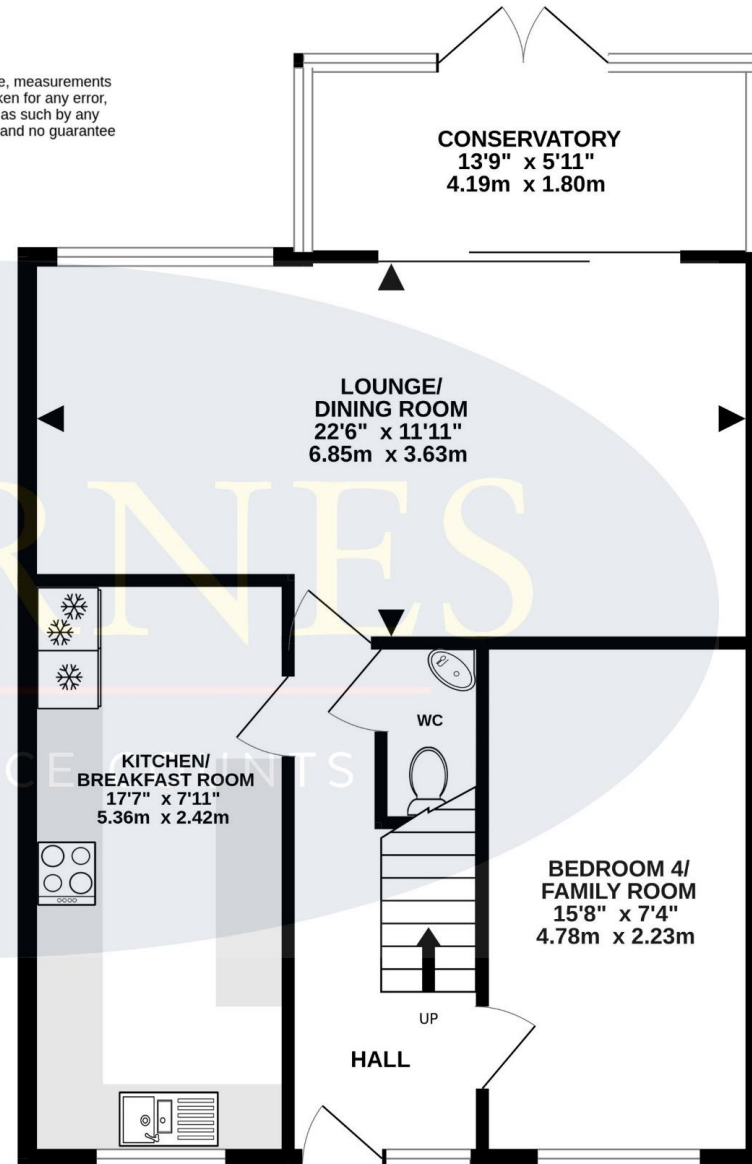
TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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1ST FLOOR
480 sq.ft. (44.5 sq.m.) approx.



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

