



Wollaton Road, Ferndown,  
Dorset BH22 8QS

# FREEHOLD PRICE OFFERS OVER £525,000

***“A modernised family home with a secluded rear garden in a cul-de-sac location”***

This beautifully finished and superbly positioned four bedroom, one bathroom, one shower room, detached family home has a secluded rear garden, single garage and driveway which offers generous off-road parking, whilst tucked away in a popular sought after location.

The property has undergone a number of improvements and is offered in immaculate condition. A viewing of this impressive family home is strongly recommended.

- **A modernised four bedroom detached family home with a secluded garden in a cul-de-sac**  
**Ground Floor:**

- Spacious **entrance porch**
- 20ft open plan modern **kitchen/dining room**. Kitchen area beautifully finished with extensive slimline contemporary worktops with an attractive tiled splashback, a good range of base and wall units with integrated oven, hob and extractor, dishwasher, fridge and freezer, with a window overlooking the rear garden.
- **Dining area** has ample space for dining table and chairs, French doors leading out into the rear garden, with double internal doors leading into the lounge.
- Light and spacious **lounge** with a feature fireplace and wooden mantel above creating an attractive focal point.
- **Cloakroom/utility room** with WC, pedestal wash hand basin, recess and plumbing for washing machine and condensing tumble dryer – useful understairs recess.

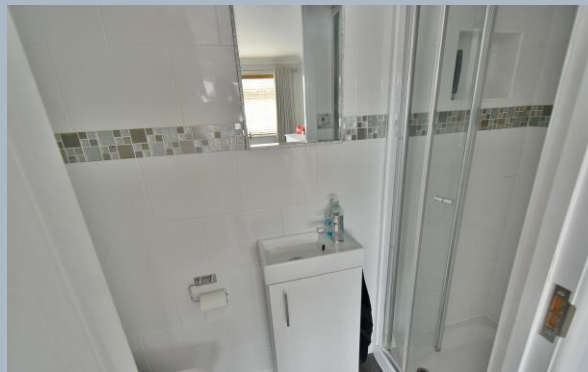
**First Floor:**

- **Spacious landing**
- **Bedroom one** is a generous sized double bedroom, benefitting from fitted wardrobes.
- **En-suite shower room**, stylish white suite incorporating a corner shower cubicle, chrome shower head and separate shower attachment, wash hand basin with vanity unit and storage beneath.
- **Bedroom Two** is a generous sized double bedroom with fitted double wardrobe.
- **Bedroom Three** is a large bedroom with fitted wardrobes.
- **Bedroom Four** is a good sized single bedroom.
- **Family Bathroom** refitted with a stylish white suite, incorporating a panelled bath with mixer taps and separate shower attachment, WC, wash hand basin with vanity unit and storage beneath.
- **Rear Garden** is fully enclosed and offers an excellent degree of seclusion. At the rear of the property there is a large paved patio. The remainder of the garden is laid to lawn.
- **A front tarmac and gravelled driveway** providing generous off-road parking, which in turn leads up to a single garage.
- **Single Garage** has lift-up metal door, light and power.
- **Further benefits** include double glazing, replacement UPVC fascia's and soffits and a gas fired heating system

Local amenities and Parley First School on Glenmoor Road are approximately 600 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: E**

**EPC RATING: C**

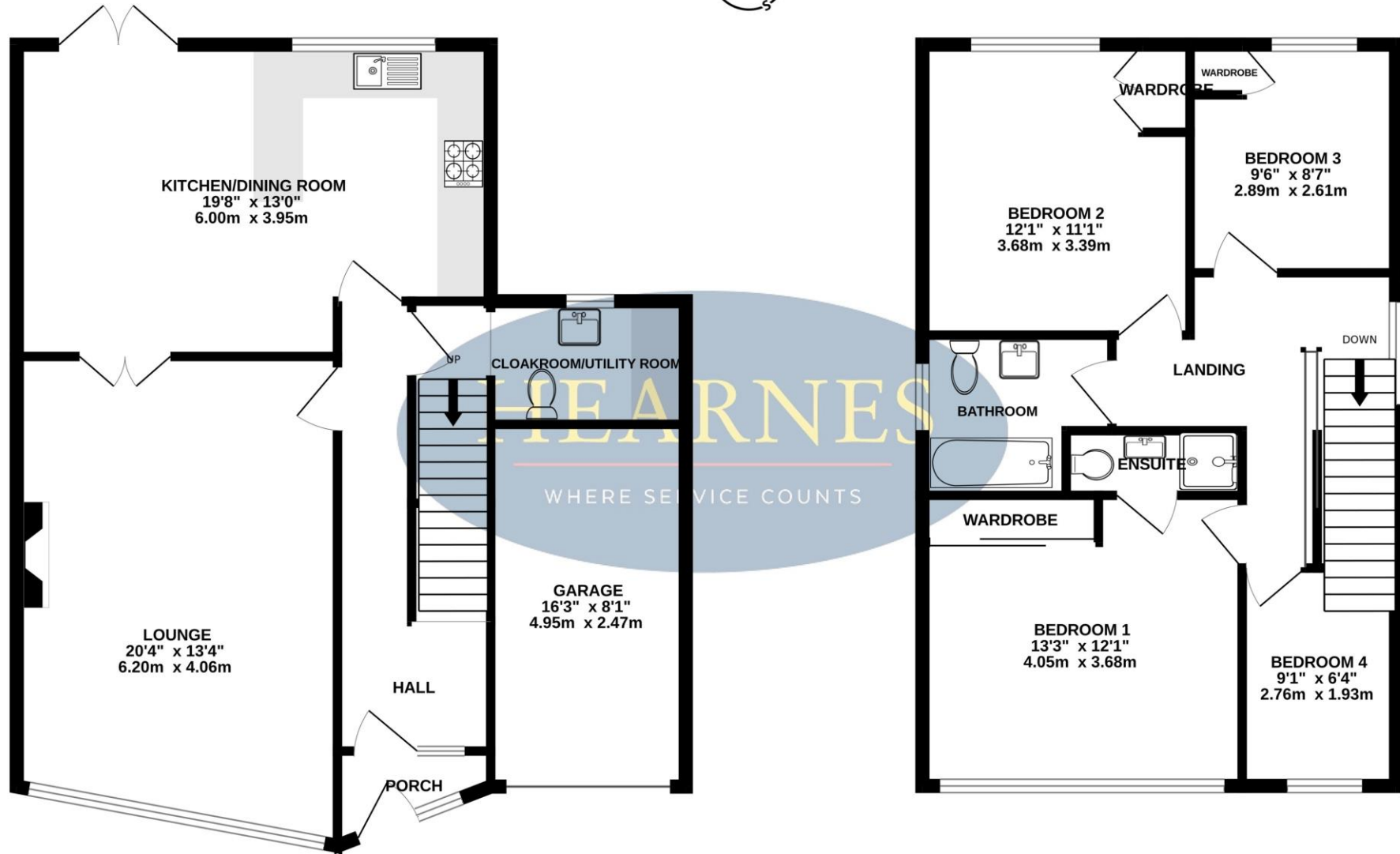


AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure 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.

GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.7 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.

Made with Metropix ©2024

6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

