

Church Road

Ferndown, Dorset, BH22 9EX



HEARNES

WHERE SERVICE COUNTS



“A versatile family home with a detached tandem garage, owned solar panels and 12kw battery store, approximately 600 metres from Ferndown’s town

FREEHOLD PRICE £575,000

This immaculately presented and superbly positioned four double bedroom, one bathroom, one shower room detached family home has a 50ft secluded garden, detached tandem garage and in and out driveway, along with a side driveway providing generous off-road parking and ample space for the storage of a motorhome or caravan.

This light, spacious and versatile family home has the added benefit of owned solar panels with a 12kw battery store, this not only reduces utility costs, but also provides an income. Additional benefits are that the property is offered with no onward chain and is conveniently located approximately 600 metres from Ferndown’s town centre.

- **A four double bedroom detached family home with a detached tandem garage, no chain, owned solar panels and battery store, approximately 600 metres from Ferndown’s town centre**

Ground Floor:

- 16ft x 10ft Spacious **entrance hall** with useful understairs cupboard and a staircase with glass balustrade
- 19ft Light and spacious **lounge** with a window to the front aspect and oak bi-fold doors opening into the kitchen/dining room
- 19ft **Kitchen/dining room** enjoying a dual aspect
- **Kitchen area** beautifully finished with extensive Corinth worktops and matching upstands, an excellent range of integrated appliances to include Neff oven, combination oven, induction hob with extractor canopy above, fridge and freezer, slimline dishwasher, recess and plumbing for a washing machine and a door leading out to the side driveway
- **Dining area** with ample space for a dining table and chairs
- **Bedroom three** is a generous sized double bedroom enjoying a view over the rear garden, and could also be used as an extra reception room
- **Bedroom four** is also a double bedroom with windows overlooking the rear garden and a door giving access, this room could also be used as an extra reception room
- Spacious **family shower room** finished in a stylish white suite incorporating a good-sized corner shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

First Floor:

- Spacious **landing/office area**, with a double linen cupboard housing a gas-fired boiler
- **Bedroom one** is a large double bedroom, with access into the eaves for useful storage
- **Bedroom two** is also a generous sized double bedroom with access into the eaves for useful storage
- **Family bathroom** finished in a stylish white suite, incorporating a panelled bath with shower over, wc and wash hand basin with vanity storage beneath
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property has owned solar panels with a 12kw battery store which reduce the utility costs and provide a yearly income. The property also has the added benefit of coming to the market offered with no onward chain.

COUNCIL TAX BAND: F

EPC RATING: C



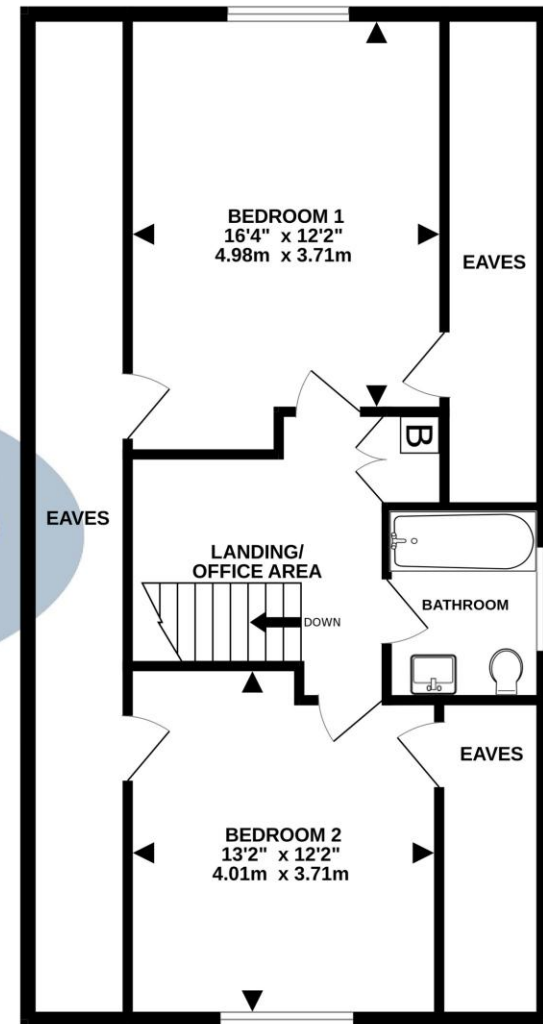
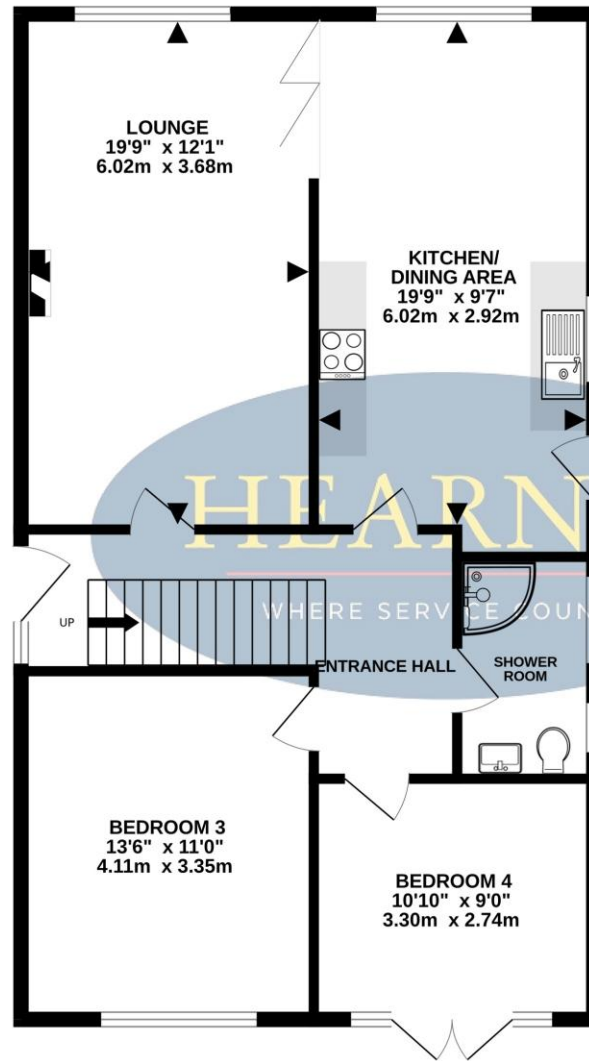
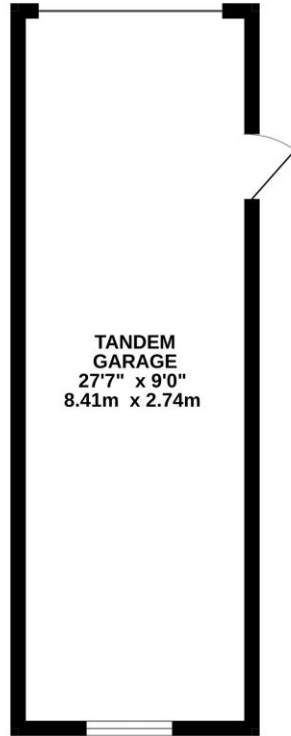


NOT LOCATED IN EXACT POSITION
248 sq.ft. (23.0 sq.m.) approx.

GROUND FLOOR
849 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.1 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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AGENTS NOTE: 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.





Outside

- **Rear garden** measuring approximately 50ft x 40ft is fully enclosed and offers an excellent degree of seclusion. Adjoining the rear of the property there is an Indian sandstone paved patio, with a path leading to a side gate and a further path leading to the side door into the tandem garage. The path also leads down to a further area of patio located at the far end of the garden. At the far end of the garden there is a greenhouse and two raised vegetable beds, with the remainder of the garden predominantly laid to lawn. Located to the side of the property there is a raised Indian sandstone paved patio, with steps leading down to a side driveway, providing an ideal space for the storage of a boat, motorhome or caravan. Double wooden gates open to give vehicle access.
- A front in and out driveway provides **generous off-road parking**. A side driveway in turn leads down to tandem garage
- **Tandem garage** with a metal up and over door, light, power and a side personal door.

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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