

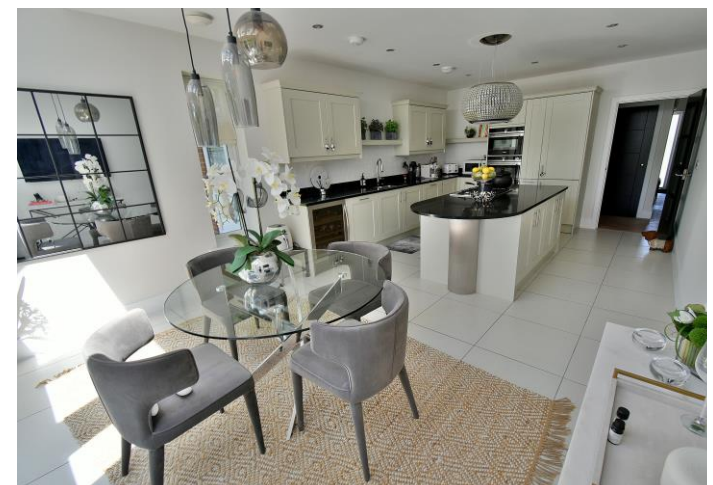
Dormy Crescent

Ferndown, Dorset BH22 8FB



HEARNES

WHERE SERVICE COUNTS



“A simply stunning luxuriously appointed and extensively upgraded executive family home with a 75ft secluded west facing garden”

FREEHOLD GUIDE PRICE £1,069,000

This impeccably presented and beautifully finished four double bedroom, two shower room, one bathroom, three reception room detached family home has a 75ft secluded and landscaped west facing rear garden, double garage and driveway providing generous off road parking.

This simply stunning family home has been extensively upgraded to an extremely high standard with improvements to include automated and electronically operated blinds and curtains in various rooms, air conditioning in the master bedroom, upgraded security alarm controlled via an App, upgraded and beautifully finished en-suite, security cameras to the front and rear, professionally designed, landscaped front and rear gardens with automatic sprinklers and many other hidden extras providing lovely finishing touches with no expense spared. This fantastic family home occupies a plot measuring 0.2 of an acre whilst situated on the edge of an exclusive and sought after development which is located approximately 300 metres from the clubhouse of Ferndown's Championship golf course and 900 metres from Ferndown's town centre.

- **An extensively upgraded and luxuriously appointed family home occupying a secluded plot measuring 0.2 of an acre**

Ground floor:

- **Impressive 19ft reception hall** with solid wooden flooring with underfloor heating continues throughout the majority of the ground floor accommodation. A focal point of the reception hall is a dog leg staircase with glass balustrade which leads to the first floor
- **Spacious ground floor cloakroom** finished in a stylish white suite with contemporary floor standing wash hand basin, WC with concealed cistern, fully tiled walls and flooring
- **18ft x 17ft Lounge** with bi-fold doors opening out onto the landscaped rear garden, lights controlled via light wave switch and App curtains open and close by an electric motor and remote controlled, ceiling feature LED lighting, feature wall with built in living flame log effect fire with TV recess and shelved either side
- **Large dual aspect dining room** lights controlled by a light wave switch and app to open and close electronically by controlled app, ceiling LED lighting
- **23ft Stunning kitchen/breakfast room.** The kitchen area has been beautifully finished with extensive Quartz worktops, matching upstands, inset stainless steel sink with Quooker boiling hot water tap and incinerator waste disposal unit, a central island unit which is also finished in Quartz and continues round to form a breakfast bar, integrated five ring gas hob with extractor canopy above, Siemens combination oven and warming drawer, integrated fridge and freezer as well as a dishwasher and large wine fridge. A tiled floor with underfloor heating continues through into the breakfast area which has a vaulted ceiling, velux windows and French doors opening out into the private, landscaped rear garden
- **Good size utility room** with for fridge/freezer, Samsung washer and dryer, sink unit, tiled floor and an internal door leading through into the double garage
- **Good sized office** with fully integrated work station, custom cabinets, built in fire safe, lights controlled by a lightwave switch and App, curtains open and close electronically via an App

First floor:

- **Impressive and spacious first floor landing**
- **Large master bedroom** with fixed headboard with built-in electric sockets and switches, vaulted ceiling and triangular shaped feature window with shutters and air conditioning system for heating and cooling
- **Dressing room** redesigned and fully fitted with extensive shelving, floor storage and hanging rails
- Luxuriously appointed, upgraded and spacious **en-suite shower room** incorporating a large walk-in shower area, chrome raindrop shower head and separate shower attachment, Villeroy & Bosch 'His & Hers' wash hand basins with vanity storage beneath, WC with concealed cistern, fully tiled walls and flooring
- **Guest bedroom** is of a generous size double bedroom enjoying a view of the rear garden, curtains which are electronically operated controlled via a light wave switch and App
- Upgraded and sumptuously appointed **en-suite shower room** incorporating a good size shower cubicle with raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath, WC with concealed cistern, polished porcelain tiled walls and flooring
- **Bedroom three** is a double bedroom currently used as a dressing room with a shoe rack which will unbolt and can be removed
- **Bedroom four** is again a double bedroom
- **Spacious family bathroom/shower room** incorporating a panelled bath with mixer taps and shower hose, shower cubicle, wash hand basin with vanity storage beneath, WC with concealed cistern, tiled floor and partly tiled walls

COUNCIL TAX BAND: G

EPC RATING: B

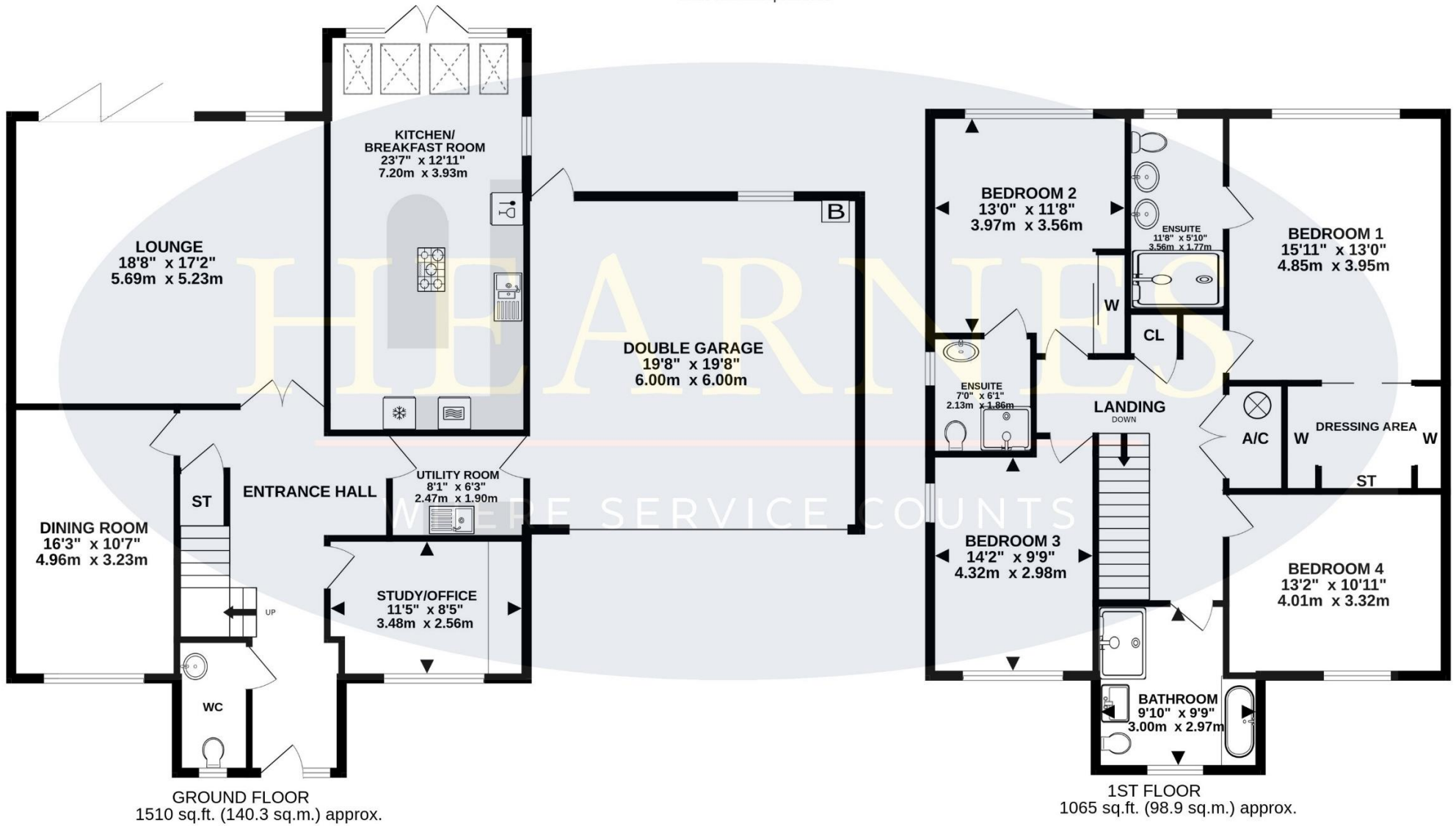




TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.

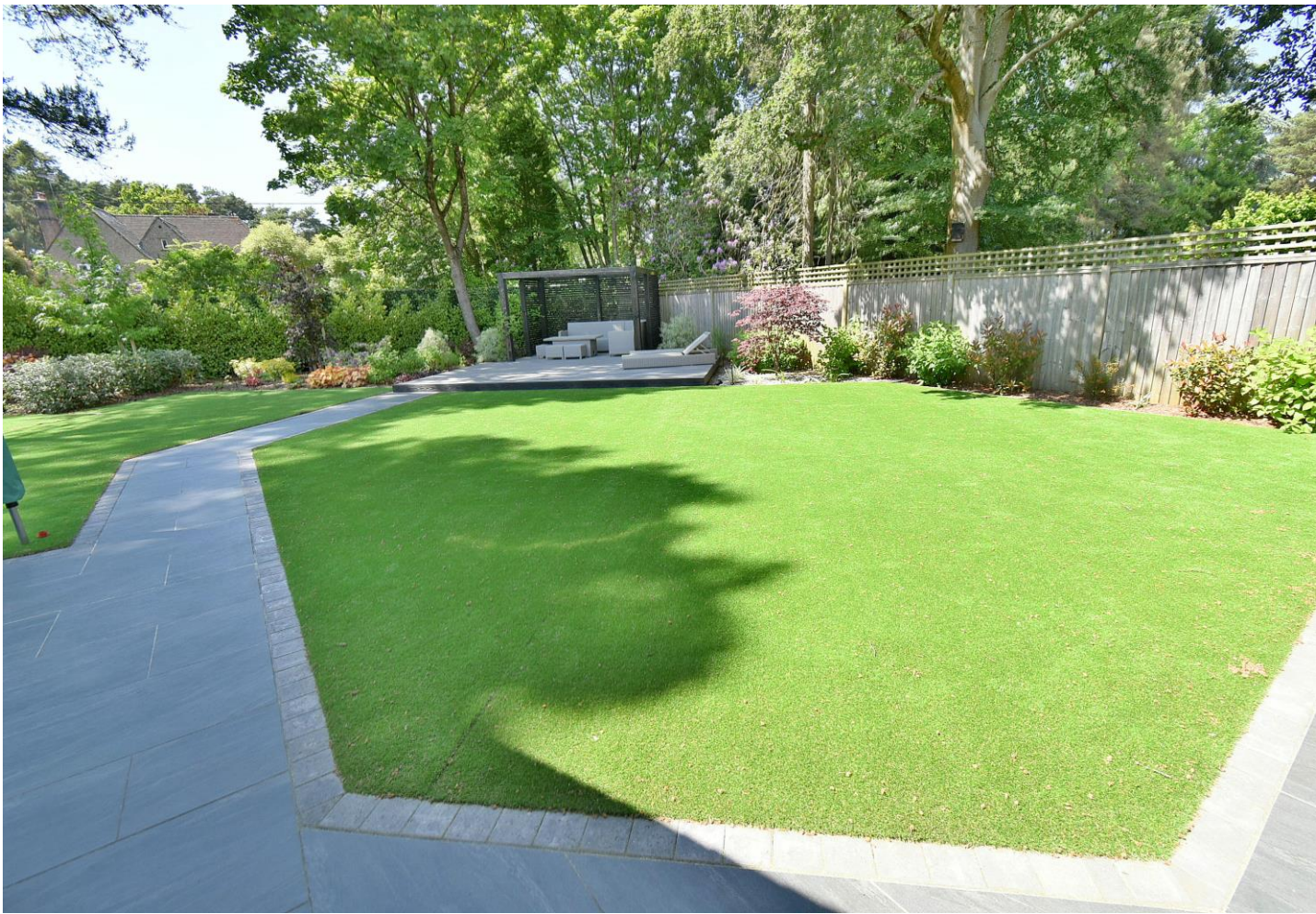
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

- **The rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, faces a westerly aspect and measures approximately 75ft x 65ft and has been professionally landscaped, has 2 zone lighting, an attractive water feature and a small garden shed
- Adjoining the rear of the property there is a **large porcelain paved patio** with a porcelain paved path leading to a composite decked seating area. There are three areas of high quality artificial lawn. The garden itself is stocked with many attractive ornamental plants and shrubs as well as having a water feature and sprinkler system. The garden itself is fully enclosed by fencing. A side path leads down to a side gate on one side of the property, whilst on the opposite side there is a gravelled area with a garden shed
- **The front garden** has also been landscaped to incorporate an area of artificial lawn, well stocked flower beds and a sprinkler system. A paved path leads up to the covered entrance of the property whilst a block paved driveway provides generous off road parking and in turn leads to a double garage
- **Double garage** has a remote control up and over door, double glazed window, wall mounted gas fired boiler, double glazed rear personal door and an internal door leading through into the property
- **Further benefits include;** a gas fired heating system with underfloor heating throughout the ground floor accommodation, security alarm, UPVC double glazing, video doorbell and an NHBC Builder Warranty

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



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