

# Cedar Way,

Ferndown, Dorset, BH22 9UE



**HEARNES**

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# *“A beautifully finished and exceptionally spacious 2,800 sq ft family home with a landscaped private garden”*

## **FREEHOLD GUIDE PRICE £800,000**

This superbly appointed and substantially enlarged six bedroom, four reception rooms, three shower rooms, one bathroom three storey detached executive family home with a secluded and landscaped rear garden, single garage and driveway providing generous off road parking whilst tucked away in an extremely sought after cul-de-sac location backing onto protected heathland and paddocks and is conveniently situated for all the local amenities.

This exceptionally spacious and beautifully finished 2,800 sq ft family home has accommodation arranged over three floors. There is a 27' impressive master suite which has access onto a 16' balcony which overlooks the private and landscaped rear garden. The master bedroom also has a walk-in wardrobe and luxuriously appointed en-suite.

This stunning family home must be seen to be fully appreciated.

- **A 2,800 sq ft six bedroom three storey family home with a secluded and landscaped garden**

- Large **entrance hall**. Central staircase with oak and glass balustrade, coat cupboard
- Ground floor **cloakroom** finished in a stylish white suite incorporating a WC and wash hand basin with vanity storage beneath
- 16' x 14' **Sitting room**. An attractive focal point of the room is a limestone fireplace with fitted units either side and sliding patio doors open to give access out into the private rear garden
- Separate **dining room** with double glazed French doors leading out into the rear garden
- 23' x 16' Impressive **kitchen/breakfast room** which is the hub of this fantastic family home. The kitchen incorporates ample worktops with a good range of base and wall units, stainless steel 1.5 bowl sink unit with Quooker boiling hot water tap, a central island unit which also forms a 4 seater breakfast bar, excellent range of integrated appliances to include Bosch oven and gas hob with extractor canopy above, double oven, dishwasher, space for an American style fridge freezer, LED kick board lighting, two double glazed windows overlooking the front garden and double doors leading through into the family room
- **Utility room** with base and wall units, recess and plumbing for washing machine, wall mounted gas fired Worcester boiler, internal door leading through into the garage
- **Family room** enjoys a dual aspect with sliding patio doors leading out into the rear garden and fitted storage units with glass fronted display cabinets
- **Office** with fitted cupboard and drawer storage, double glazed window to the front aspect

#### **First Floor:**

- Staircase with LED integrated lighting to the second floor
- 27' Impressive **master suite** with an excellent range of fitted bedroom furniture to include drawer storage, dressing table and bedside cabinets, sliding patio doors open to give access out onto a balcony
- 16' Timber decked **balcony** enclosed by glass and stainless steel balustrade enjoying a pleasant outlook across the rear garden and adjoining woodland
- **Dressing room** with an excellent range of fitted wardrobes and shelving
- Luxuriously appointed and extremely impressive **en-suite bathroom/shower room** incorporating a free standing contemporary bath with mixer taps and shower attachment, large walk-in shower cubicle with chrome raindrop shower head and shower attachment, his and hers wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and drawer storage
- **En-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, chrome raindrop shower attachment and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Bedroom three** is also a good sized double bedroom benefitting from fitted wardrobes, dressing table, drawer and cupboard storage
- **Bedroom four** is a generous sized single bedroom currently used as an office
- **Family shower room** finished in a contemporary style white suite incorporating a large walk-in shower cubicle with chrome raindrop shower head and shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

#### **Second floor:**

- **Bedrooms five and six** are both large double bedrooms with Juliette balconies and an excellent range of fitted bedroom furniture
- **Family shower room** finished in a stylish white suite incorporating a large walk-in shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

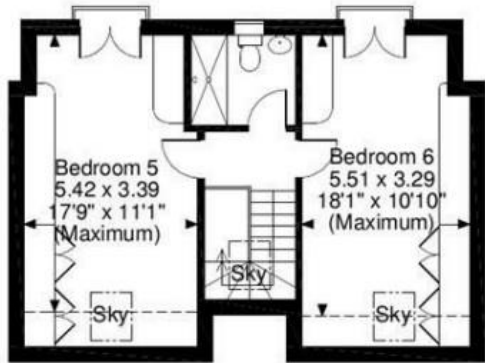
**COUNCIL TAX BAND: F**

**EPC RATING: C**

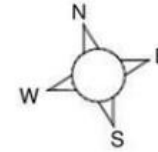




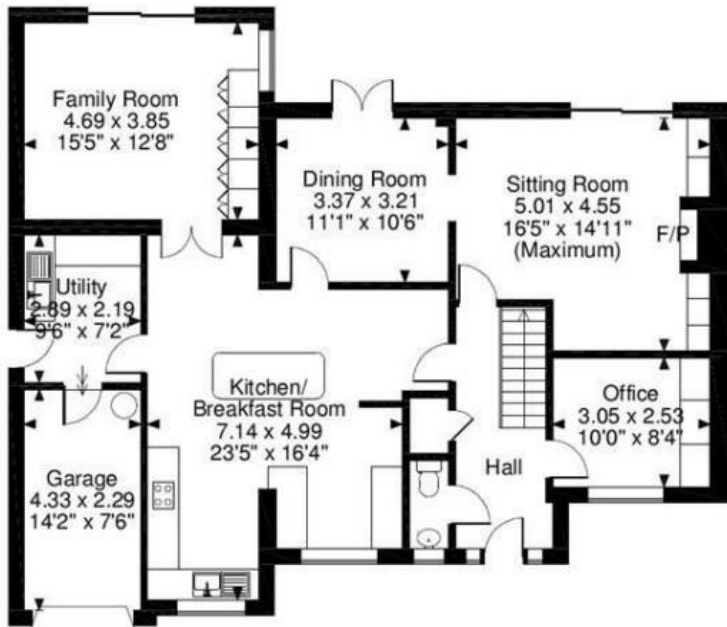




**Cedar Way, Ferndown**  
**Approximate Gross Internal Area**  
**Main House = 2724 Sq Ft/253 Sq M**  
**Garage = 107 Sq Ft/10 Sq M**  
**Balcony external area = 119 Sq Ft/11 Sq M**  
**Total = 2831 Sq Ft/263 Sq M**



**Second Floor**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and has been landscaped for ease of maintenance. The garden incorporates a large Indian sandstone entertaining and family area with a BBQ area and pizza oven. The remainder of the garden has been laid to artificial lawn. The garden itself is fully enclosed by mature shrubs and fencing
- A front **driveway** provides generous off road parking and in turn leads up to a single garage
- **Further benefits** include: double glazing and a gas fired heating system

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





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



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