

# New Road

Ferndown BH22 8EU



**HEARNES**

WHERE SERVICE COUNTS



***“Attractive 1930’s traditional family home providing 2,080 ft of accommodation on a well-proportioned plot only half a mile from Ferndown town centre”***

**FREEHOLD PRICE £735,000**

This versatile detached family home combines a wealth of original features with modern fittings and convenience set within a mature plot with excellent frontage only a short distance from Ferndown town centre and within convenient access of the A31 commuter routes, Hurn Airport, Bournemouth and Wimborne. The property is also only approximately 500 yards from Ferndown’s Championship Golf Course on Golf Links Road.

**Ground floor:**

- Charming **entrance hall** with stairs to the first floor, double glazed window, storage cupboard and immediate doors to living room and reception three/study
- **Reception three/study.** A versatile room with double glazed window and door to an inner hallway and WC that also has a double glazed door to the side driveway providing private access from the main house
- **Living room.** A well proportioned room with double glazed box bay window. The focal point is a large, shallow inglenook style ornate brick fireplace with open fire and tiled hearth, three open arches divide the dining room
- **Dining room.** There is a substantial area for entertaining with double glazed French doors overlooking and giving access to the rear garden and door to the adjacent kitchen
- Dual aspect **kitchen/breakfast room** with wall and floor mounted units, tiled flooring, space for range cooker, glazed display cabinets, ceramic sink with double glazed window above overlooking the rear garden, space, power and plumbing for appliances, wall mounted gas fired boiler

**First floor:**

- **Landing** returning staircase into feature double glazed window
- **Main bedroom suite.** Superb double room with bespoke fitted wardrobes, double glazed window to the rear aspect, door to en-suite
- **En-suite shower room** comprising shower cubicle, low level WC, Pedestal wash hand basin and double glazed window
- **Bedroom two** is a dual aspect room with double glazed window to the side and front aspect
- **Bedroom three** has a double glazed window to the rear aspect
- **Bedroom four** has two double glazed windows to the side aspect
- **Bedroom five** is a single bedroom with built in storage and double glazed window to the side aspect
- **Family bathroom** beautifully finished in a traditional suite comprising panelled bath, low level WC, vanity unit with inset wash hand basin, separate storage cabinet, tiled walls with three display recesses with downlights, double glazed window
- **Further benefits** include double glazing, a recent new roof, and 6 month old boiler

**COUNCIL TAX BAND: D**

**EPC RATING: D**

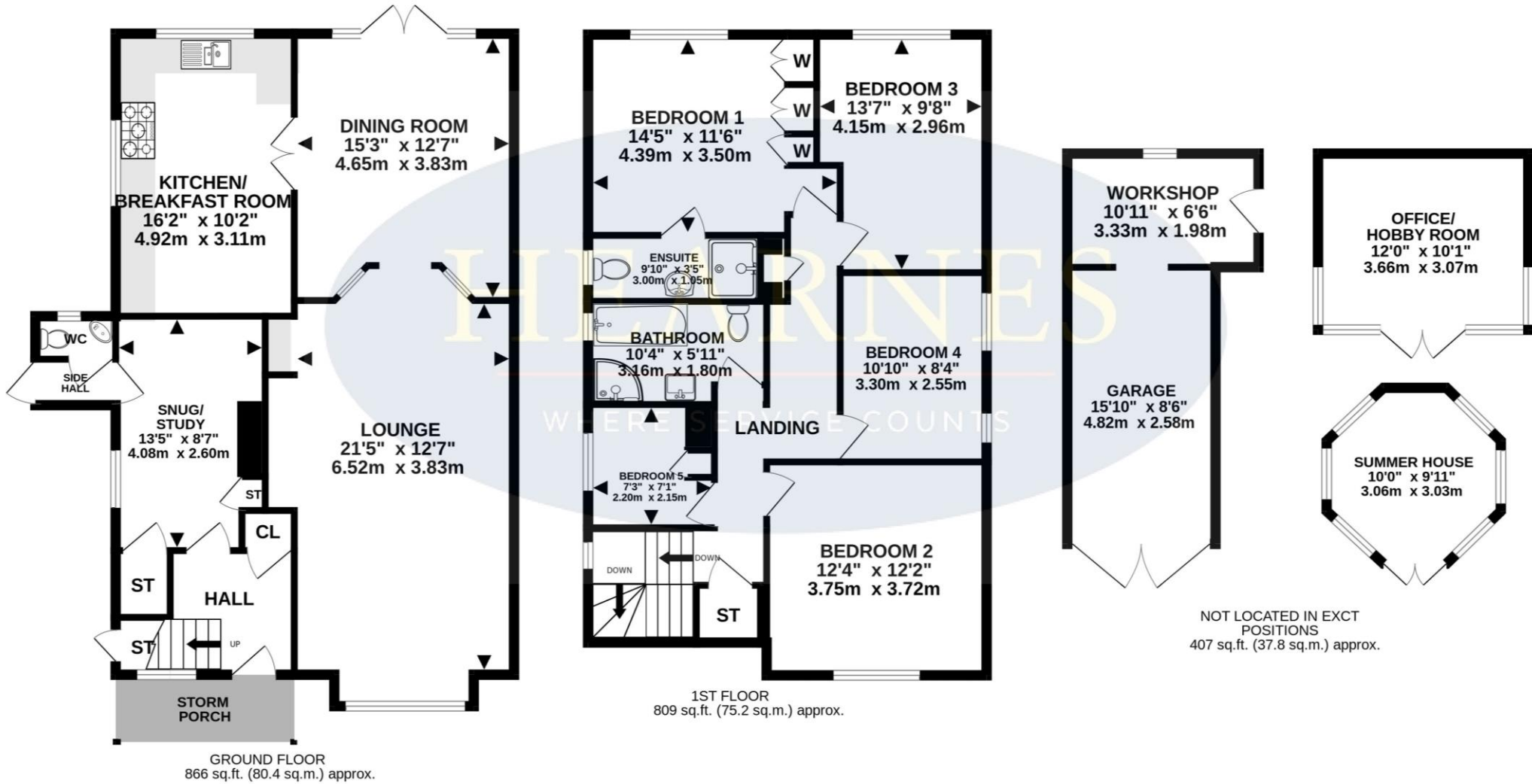




TOTAL FLOOR AREA : 2082 sq.ft. (193.4 sq.m.) approx.

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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## Outside

- **Extensive driveway** with parking for numerous vehicles including a motorhome/boat behind mature screened hedging
- **Secure gated access** at both sides of the property
- **Detached garage** with wooden doors, light and power and window and door to the rear
- **The rear garden** is a particular feature as it has been landscaped in two sections providing a private patio, level lawn with circular brick paving, section of raised decking, **timber summerhouse** and pathway dividing trellis to a shrub and flower garden with green house, mature hedging, gravelled borders and pathway surrounding a wonderful **timber office/hobbies room** with power and light

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately ½ a mile away.



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