

# Pringles Drive

Ferndown, BH22 8BN



**HEARNES**

WHERE SERVICE COUNTS



***“This simply stunning 4,500sq ft family home is situated in arguably one of the most sought after cul de sacs within Ferndown and occupies a plot measuring 0.35 of an acre”***

**FREEHOLD**

This beautifully finished, extremely spacious and superbly positioned four/five double bedroom, two bathroom, two shower room detached family home offers light and spacious accommodation which has been finished to an extremely high standard whilst sitting centrally on a secluded corner plot measuring in excess of a third of an acre. This luxuriously appointed 4,500sq ft family home has been designed to appeal to a wide range of buyers, i.e. a large family or purchaser looking for annexe potential.

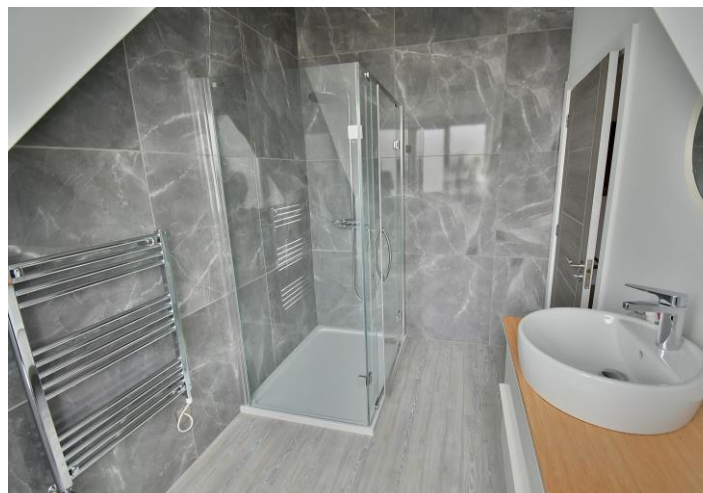
Pringles Drive is arguably one of the most sought after cul de sacs within Ferndown. The property is conveniently located approximately 700 metres from Ferndown’s town centre and approximately 800 metres from the Club House of Ferndown’s championship golf course. No expense has been spared with the overall finish of this fantastic home and there are some lovely finishing touches, the property must be seen to be fully appreciated.

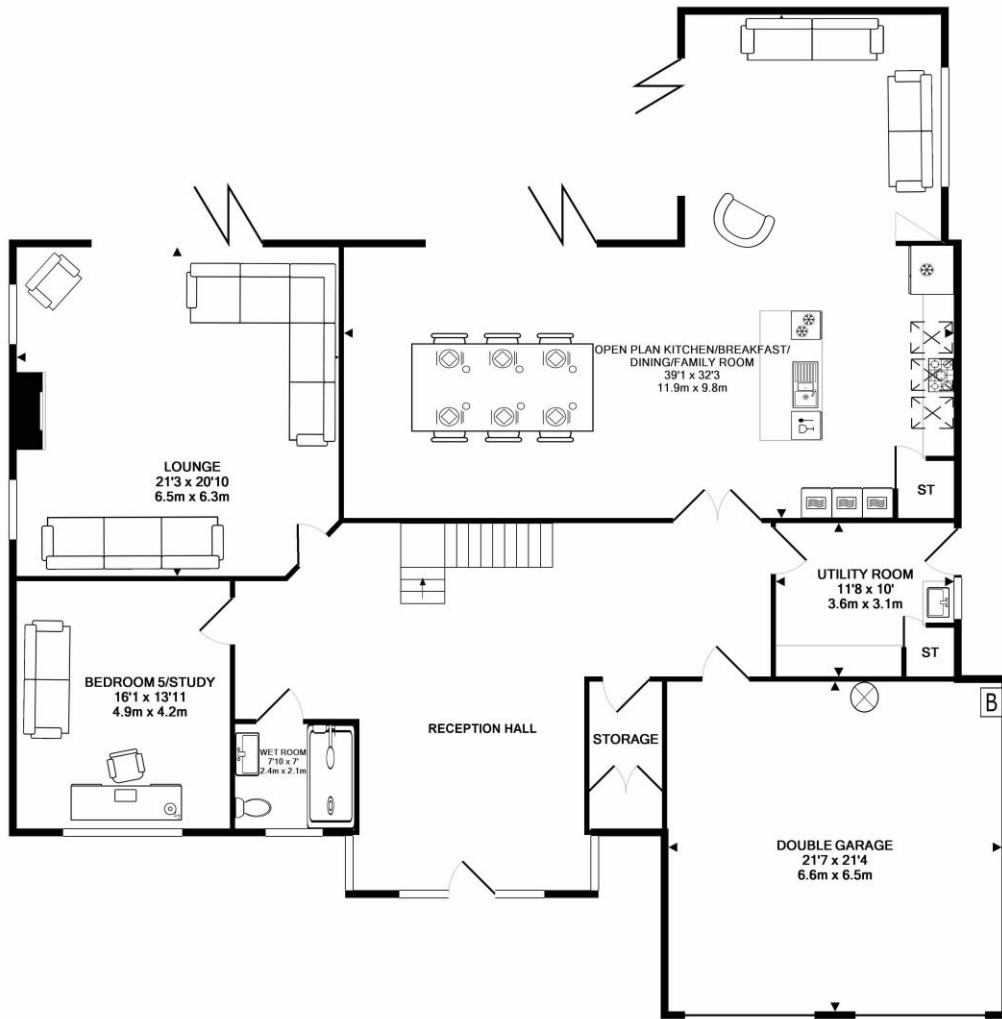
- **A simply stunning 4,500 sq ft four/five bedroom detached family home occupying a secluded corner plot measuring in excess of third of an acre**
- 33ft x 24ft **T-shaped impressive reception hall** which has a partly vaulted ceiling with a striking triangular feature window and white brushed matt lacquered wood block herringbone parquet flooring and underfloor heating, both of which continue throughout the majority of the ground floor accommodation
- Simply stunning 39ft x 32ft **L-shaped open plan kitchen/breakfast room/dining room/family room**, with an eight setting and individually controlled zoned lighting system
- The **kitchen/breakfast area** without doubt has the WOW factor and has been beautifully finished with extensive quartz work surfaces and a central island unit also finished with a quartz worktop that forms a four seater breakfast bar, a stainless steel one and a half bowl sink, as well as an extremely comprehensive range of Neff integrated appliances to include freezer, dishwasher, combination oven, two single ovens and a warming drawer, large corner larder fridge, five ring gas hob with extractor canopy above, herringbone attractive tiled splashbacks and a partly vaulted ceiling with three double glazed Velux remote controlled windows
- The **dining area** is a large open space with double glazed bi-fold doors leading out to the landscaped rear garden.
- The **family area** enjoys a dual aspect and also has double glazed bi-fold doors leading out to the rear garden
- Large **utility room** finished with matching quartz work surfaces, a recess and plumbing for a washing machine, mosaic tiled flooring a double glazed door leading out to the side driveway
- **Boot room/walk in coat cupboard** with a cupboard housing the electric consumer units
- Impressive 21ft x 20ft **Dual aspect lounge** with double glazed bi-fold doors leading out to the landscaped rear garden and a fantastic feature and focal point of the room is a living flame log-effect gas fire
- **Study/bedroom five** which could be used as required and enjoys a pleasant outlook over the front garden
- Sumptuously appointed **ground floor wet room** incorporating a large walk in shower area with a polished porcelain tiled floor, stylish wash hand basin with storage beneath
- A white brushed oak staircase with glass balustrade and inset LED lighting leads up to an **extremely impressive galleried landing** overlooking the reception hall and also has LED integrated lighting
- **Master bedroom** with views over the front garden and a walk in wardrobe
- **Dressing room** with fitted shelving, hanging rails and drawer storage
- **En-suite shower room/bathroom** sumptuously appointed in a stylish white suite to incorporate an oversized pear drop freestanding bath, black framed large shower cubicle with black raindrop shower head and separate shower attachment, large wash hand basin with walnut effect vanity unit beneath and matt porcelain tiled walls
- Large **double guest bedroom** also with a walk in wardrobe and a view over the rear garden
- **En-suite shower room** beautifully finished to incorporate a large shower cubicle with chrome raindrop shower head and separate shower attachment, contemporary wash hand basin with vanity storage beneath
- **Third double bedroom** with a view over the rear garden
- **Fourth bedroom** with a view across the front garden and a walk in wardrobe with a fitted hanging rail
- Luxuriously appointed **main family bathroom/shower room** incorporating a back to wall panelled bath with separate shower attachment, LED inset feature lighting, separate shower cubicle with Raindrop shower head and separate shower attachment, floating wall-mounted wash hand basin with vanity storage beneath

**COUNCIL TAX BAND: G**

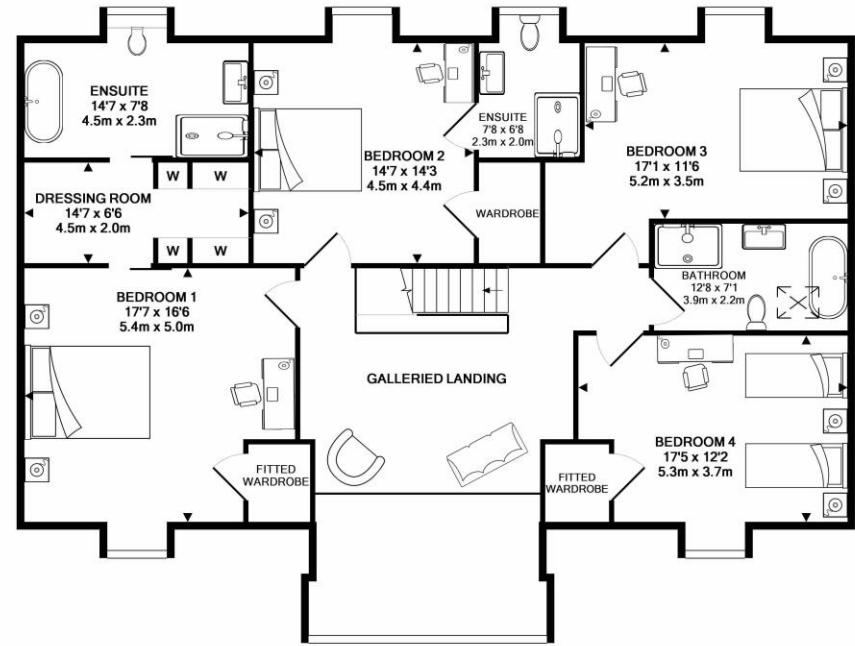
**EPC RATING: B**







GROUND FLOOR  
 APPROX. FLOOR  
 AREA 2810 SQ.FT.  
 (261.0 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 1776 SQ.FT.  
 (165.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 4586 SQ.FT. (426.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- Rear garden offering an excellent degree of seclusion, is fully enclosed and measures approximately 110ft in width x 45ft in depth
- The garden has been recently landscaped to incorporate a large slate paved patio area which is adjacent to a newly laid lawn that continues around both sides of the property creating two large area of formal lawn
- Timber sleepers retain the far portion of the garden forming a raised flower bed which is stocked with may attractive plants and shrubs
- Impressive drive in and out front driveway providing generous off-road parking for several vehicles which in turn leads up to an integral double garage
- The front garden has been landscaped to incorporate newly laid areas of lawn and well-stocked flower beds
- Double garage with two remote controlled up and over doors, fitted shelving, light, power and a door giving direct access directly into the property

## Location

- Ferndown's Championship Golf Course is located approximately ½ a mile away, whilst Ferndown's town centre is approximately 1.2 miles away by car and offers a variety of shops, cafes, restaurants, leisure and recreational facilities, however if walking through Carroll Avenue the town centre is just 0.5 miles away
- The market towns of Ringwood and Wimborne are around 5.5 miles and 6.5 miles away respectively and offer a wider selection of amenities



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