



**Everdene Close  
Ferndown, Dorset BH22 8LG**

# FREEHOLD PRICE

## £375,000

*“A superbly positioned semi-detached family home located close to woodland walks”*

A superbly positioned and generous size three bedroom, two bathroom semi-detached family home with a private, enclosed rear garden, driveway and garage. Tucked away at the end of a peaceful cul-de-sac whilst enjoying a sought after location on the Camellia's development.

- **Superbly positioned three bedroom semi-detached home**

#### Ground floor:

- **Entrance hall**
- Good size **lounge/dining room**
- The **dining area** enjoys a pleasant outlook over the rear garden
- Modern **kitchen** which incorporates ample work surfaces, a good range of base and wall units, integrated dishwasher, integrated fridge and integrated oven, hob and extractor over with attractive tiled splashbacks. Cupboard housing wall mounted gas fired boiler, wood effect flooring and door leading into the garage and door leading out to the rear garden

#### First floor:

- **Master bedroom** is a good sized double bedroom with an archway through to a **dressng area** where there are two fitted wardrobes with mirrored sliding doors
- The **dressng area** leads through to an **en-suite shower room**
- **En-suite shower room** finished in a modern white suite and incorporates a good size shower cubicle, low level WC with a concealed cistern and wash hand basin with vanity storage beneath
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Family bathroom** finished in a white suite to incorporate a panelled bath, pedestal wash hand basin and a low level WC

#### Outside:

- The **rear garden** offers an excellent degree of seclusion, is fully enclosed and measures approximately 40ft x25ft. Adjacent to the rear of the property there is a paved patio area, with the remainder of the garden laid to lawn. Within the garden there is also a useful timber storage shed
- A **front driveway** leads up to an integral single garage and there is a good sized area of front lawn
- **Integral single garage** with metal up and over door, light, power and a door into the kitchen
- **Further benefits** include double glazing and a gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 1 mile away.

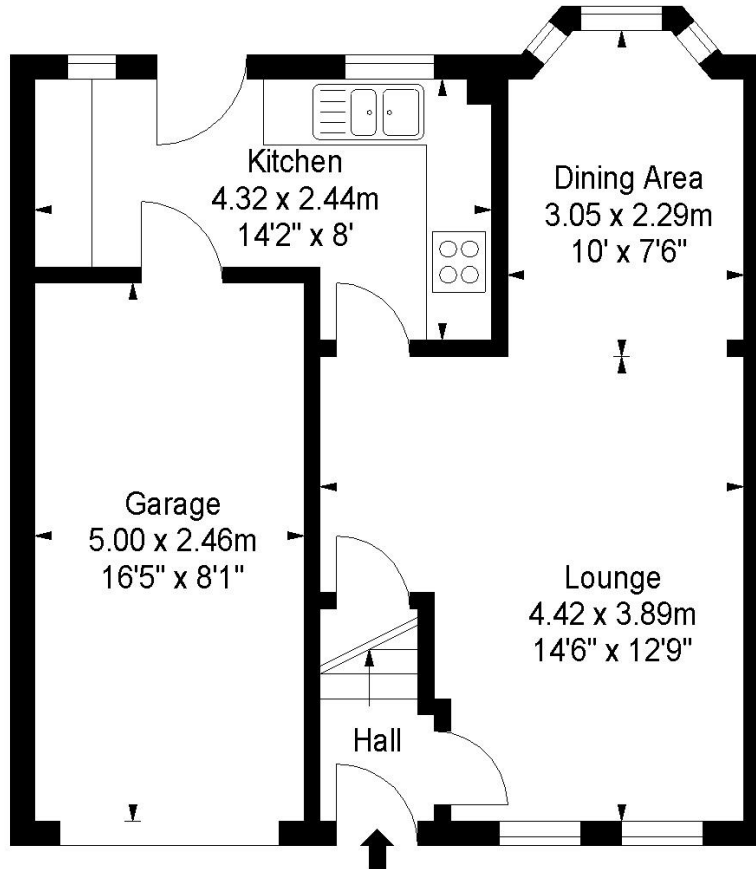
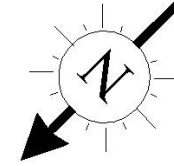
**COUNCIL TAX BAND: D**

**EPC RATING: C**

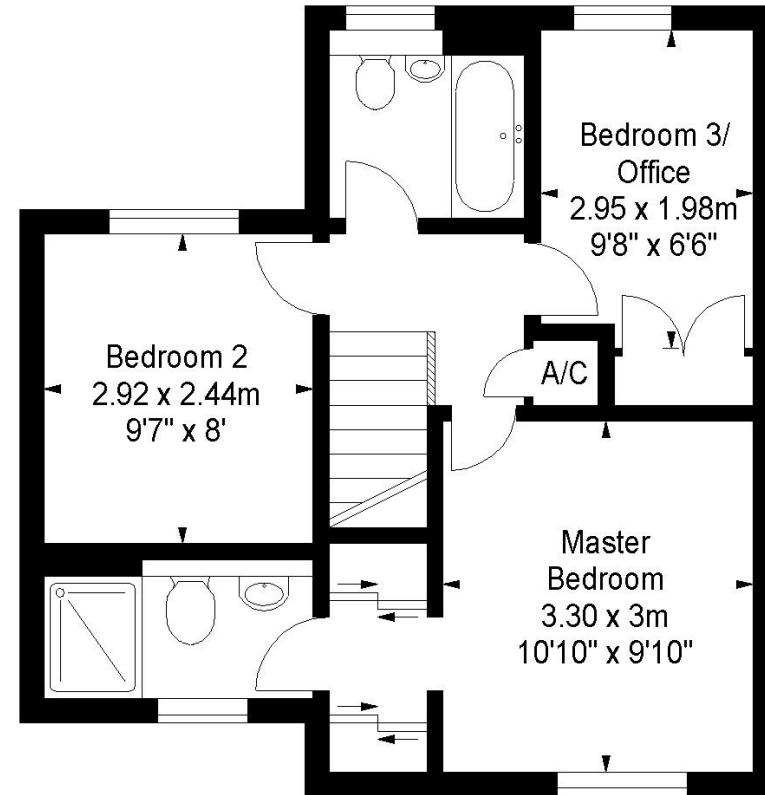
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Everdene Close,  
Ferndown, BH22 8LG**  
Approx. Gross Internal Area \*  
**922 Ft<sup>2</sup> - 85.65 M<sup>2</sup>**  
**(Including Garage)**



**Ground Floor**



**First Floor**

**For illustrative purposes only. Not to scale**

