



Kestrel Close, Ferndown
Dorset, BH22 9TW

FREEHOLD GUIDE PRICE

£370,000

“An extended family home situated in a pleasant cul-de-sac location and offered with no chain”

This superbly positioned and extended three bedroom, two reception room semi-detached family home has a double glazed conservatory overlooking a private garden, an extended single garage creating a workshop and utility, and a front driveway.

This generous size family home has had an extension added to the rear of the garage, creating a workshop with an adjoining utility room. This would make an ideal home office. The property now comes to the market offered with no onward chain.

- **Three bedroom, two reception room semi-detached family home**

Ground Floor:

- **Entrance porch**
- **Entrance hall** with doors leading through to the lounge
- **Lounge** with a useful understairs cupboard and a living flame coal effect gas fire
- **Dining room** with French doors leading out to the conservatory
- **Kitchen** incorporating work surfaces, a good range of base and wall units, recess for a fridge and freezer, recess and plumbing for a washing machine, integrated oven, hob and extractor, attractive tiled splashbacks, tiled floor, wall-mounted gas-fired Worcester boiler and a double glazed door leading out to the rear garden
- Fully double glazed **conservatory** with French doors leading out to the rear garden
- **Utility room** finished in a modern white suite incorporating a WC, wall-mounted wash hand basin and a recess and plumbing for a washing machine
- **Workshop/home office** with internal door leading through to the single garage and a further door into the utility room

First Floor:

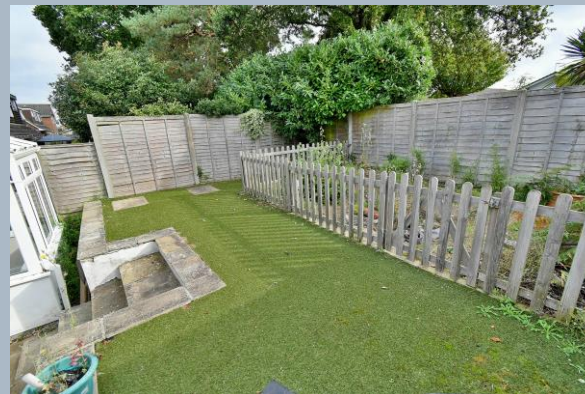
- **Bedroom one** is a good size double bedroom with a fitted double wardrobe
- **Bedroom two** is also a double bedroom with a fitted wardrobe
- **Bedroom three** is a single bedroom with a useful storage cupboard
- **Family bathroom** finished in a white suite to incorporate a jacuzzi bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Rear garden** measuring approximately 30ft x 25ft, offers a good degree of seclusion and is fully enclosed
- Front block paved driveway providing generous **off-road parking** and in turn leads up to a single garage
- **Single garage** with a metal up and over door, light, power and a rear personal door leading through to the workshop/home office
- **Further benefits** include double glazing, replacement PVC fascias and soffits, a gas-fired central heating system and the property is also offered with **no onward chain**

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

COUNCIL TAX BAND: C

EPC RATING: D

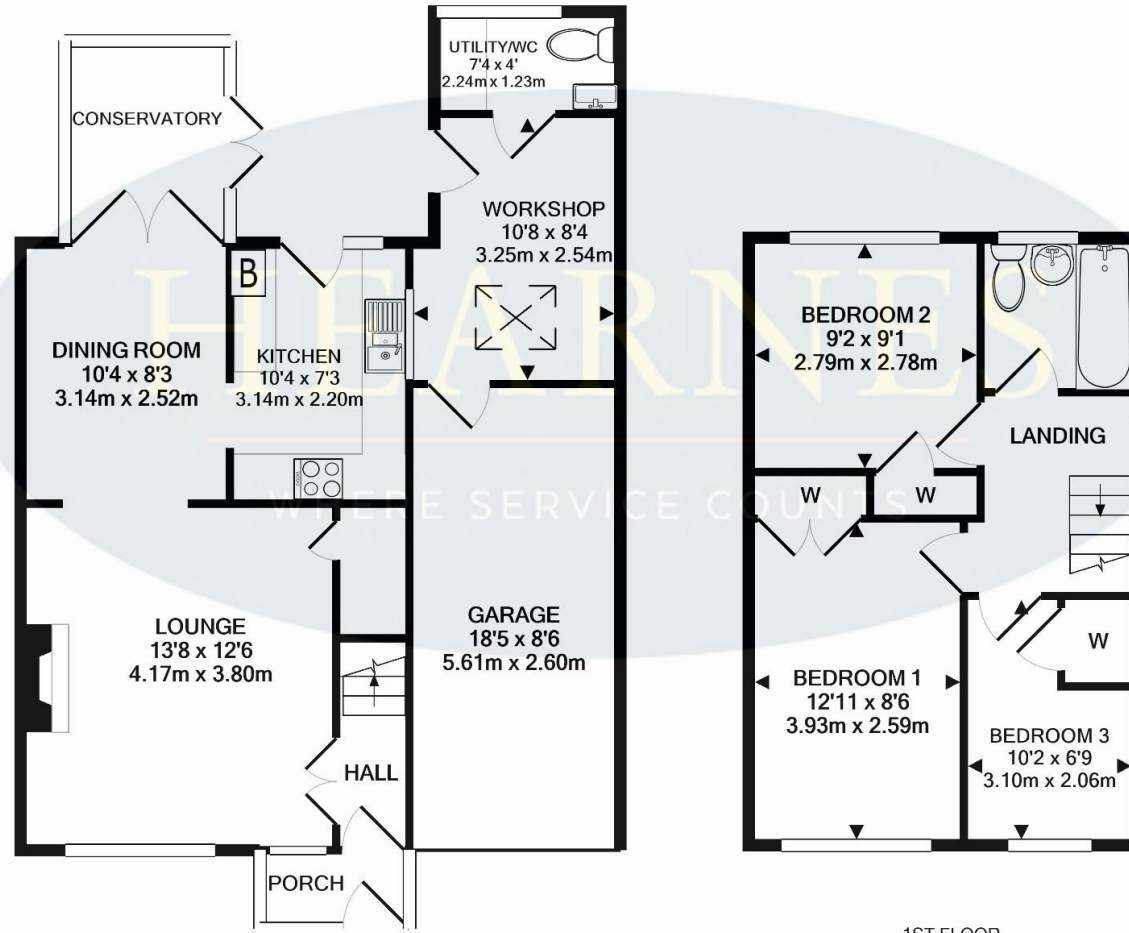
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.7 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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GROUND FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

