



Barns Road
Ferndown, Dorset, BH22 8XH

FREEHOLD PRICE

£335,000

“Vendor suited – Semi-detached three bedroom house with 19ft conservatory and south facing rear garden”

This generous sized and well presented three bedroom semi-detached family home has an 19ft double glazed conservatory overlooking a private south facing rear garden with a front driveway providing generous off road parking and a newly installed gas combination boiler. The integral garage has been converted to create a study/utility area and ground floor cloakroom. The property enjoys a convenient location and is situated approximately 400 metres from acres of protected heathland.

- **Three bedroom semi-detached family home with a 35ft private south facing rear garden**

Ground floor:

- **Entrance hall** with coat cupboard and double doors leading through into the lounge/dining room
- **22ft Lounge/dining room** with ample space for dining table and chairs, a feature fireplace and double doors leading through into the conservatory with a further door leading through into the kitchen
- **Kitchen/breakfast room** incorporating roll top work surfaces, good range of base and wall units, recess for range cooker with extractor canopy above, one and a half bowl sink unit and drainer, tiled splashbacks, tiled floor and a door leading through into the utility room/study
- **Utility room** incorporates roll top work surfaces, recess and plumbing for washing machine and dishwasher, space for American style fridge/freezer, rolltop work surfaces, storage cupboards and double glazed window to the front aspect
- **Cloakroom** finished in a white suite incorporating a WC, wall mounted wash hand basin, partly tiled walls, tiled floor
- **19ft Conservatory** has an insulated room with a radiator allowing this room to be used all year round and double glazed French doors leading out into the rear garden

First floor:

- **Bedroom one** is a good size double bedroom with double glazed window to the front aspect and a fitted wardrobe
- **Bedroom two** is also a double bedroom with a double glazed window to the front aspect
- **Bedroom three** is a large single bedroom with a double glazed window to the rear aspect
- **Spacious family bathroom Outside:**
- The **rear garden** measures approximately 35ft in length, faces a southerly aspect and offers an excellent degree of seclusion. Adjoining the rear of the property there is a paved patio area. Also within the garden there is a pond with water feature, lawned area, further patio, gravelled seating area, timber storage shed and a workshop. A side path leads down to a side gate
- A **front driveway** provides generous off road parking
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is 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.



GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (96.0 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.
Made with Metropix ©2025

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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

