

Angel Lane, Ferndown, Dorset, BH22 9DZ





“Tucked away in a peaceful yet semi rural location with a 95’ south facing garden and open rural views”

FREEHOLD PRICE £635,000

This superbly positioned and generous sized four bedroom, one bathroom, two shower room detached chalet style family home has a 95’ secluded south facing rear garden, former detached double garage now used a home office/gym and front driveway providing generous off road parking for several vehicles.

The property is nestled away in a delightfully semi rural location and enjoys open rural views across the adjoining paddocks whilst conveniently located for all Ferndown’s amenities.

- **Four bedroom detached family home with a 95’ private south facing garden**
- Spacious **entrance hall** with double doors leading through into the lounge
- 16’ **Lounge** enjoying a delightful view over the private south facing rear garden. A striking focal point of the room is a woodburning stove on a slate hearth with slate mosaic chimney breast behind
- 24’ Triple aspect **kitchen/dining room** which enjoys over the front garden and a side aspect over the adjoining paddocks and also views over the rear garden with a door giving access out onto the patio area
- The **kitchen area** has been finished in a cottage style with wooden base and wall units, ample rolltop work surfaces, recess for Range cooker with extractor canopy above, space for fridge freezer, recess and plumbing for washing machine, integrated dishwasher, tiled floor in the kitchen area
- The **dining area** has stripped wooden floorboards, ample space for a dining table and chairs
- Ground floor **cloakroom** incorporating a WC with wall mounted Worcester Bosch gas fired boiler
- Generous sized ground floor **double bedroom** benefitting from fitted wardrobes
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a large corner shower cubicle, WC, pedestal wash hand basin with vanity storage beneath, tiled floor

First floor

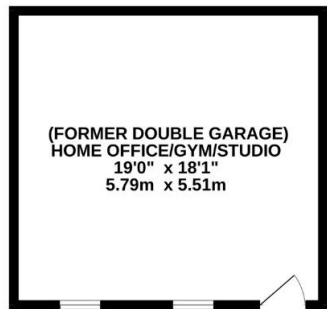
- Generous sized **first floor landing**
- **Bedroom one** is a 17’ dual aspect master bedroom with fitted wardrobes with mirrored sliding doors
- **En-suite shower room** finished in a modern white suite incorporating a corner shower cubicle, wash hand basin
- **Bedroom two** is also a large double bedroom with access out onto a balcony
- **Bedroom three** is a generous double bedroom with a fitted wardrobe also having access out onto a balcony
- 11’ **Balcony** with far reaching views over the adjoining paddocks and surrounding countryside
- **Family bathroom** finished in a stylish white suite incorporating a panelled corner bath, pedestal wash hand basin, WC, fully tiled walls and flooring

COUNCIL TAX BAND: F

EPC RATING: D

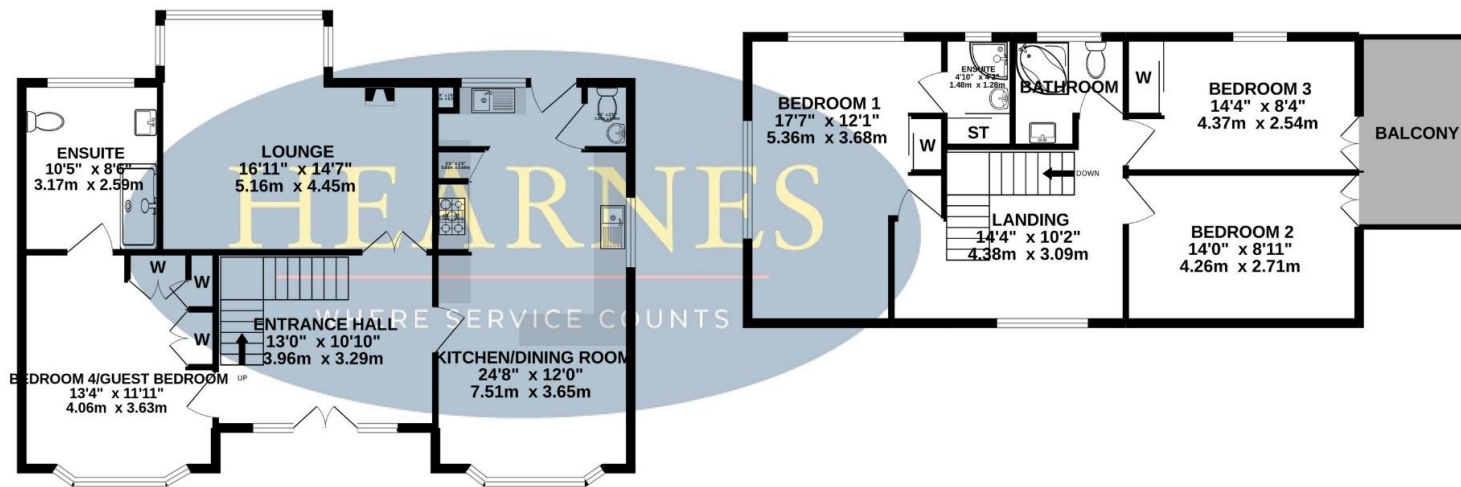






GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
344 sq.ft. (31.9 sq.m.) approx.

TOTAL FLOOR AREA : 1910 sq.ft. (177.4 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

- The **rear garden** is a superb feature of the property as it measures approximately 95' in length x 50' in width, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a raised and large paved patio. Steps lead down onto a generous sized area of lawn. There are many attractive plants, shrubs and a pond. At the far end of the garden there are double wooden gates which open onto a gravelled parking area. Also at the end of the garden there is a former detached double garage which has now been converted. Alongside the garage there is a large timber storage shed and a covered hardstanding currently used to house a motorbike
- Former garage is now a home **office/gym/studio** which has windows, light and power
- Double wrought iron gates open onto a front gravelled **driveway** which provides generous off road parking for several vehicles
- **Further benefits** include double glazing and a gas fired heating system

Ferndown town centre is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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