

Fernlea Close

Ferndown, Dorset BH22 8HH



HEARNES

WHERE SERVICE COUNTS



“A beautifully finished 1,600 sq ft versatile family home with a 70 ft secluded landscaped garden in a sought-after cul-de-sac approximately 200 metres from the town centre”

FREEHOLD PRICE £700,000

This recently modernised and exceptionally spacious four double bedroom, one bathroom, one shower room, two reception room, detached chalet style family home has 70ft secluded and landscaped rear garden with summer house, detached single garage and driveway providing generous off-road parking.

The property is tucked away at the end of a sought-after yet peaceful cul-de-sac location, conveniently located approximately 200 metres from Ferndown's town centre.

This superbly positioned and impeccably presented 1,600 sq ft family home has undergone a number of recent improvements. The secluded and landscaped plot is a particular feature, along with the extremely convenient and sought-after location situated in the heart of Ferndown.

- **1,600 sq ft four double bedroom detached chalet style family home with 70ft secluded and landscaped rear garden and detached single garage**

Ground Floor:

- **19ft spacious entrance hall** with wood block parquet flooring and original plate rack
- **Ground floor cloakroom** refitted in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath, fully tiled walls
- **21ft triple aspect lounge** with double glazed window overlooking the front garden, double glazed French doors leading out into the secluded rear garden. An attractive focal point in the room is an open fireplace with limestone surround and granite hearth
- **Stunning and recently refitted dual aspect modern kitchen/breakfast room**, incorporating ample slimline worktops with matching upstands, central island unit, pop up power point, an excellent range of integrated appliances to include Neff combination oven and warming drawer, wine fridge, dishwasher, washing machine, fridge and freezer with a double glazed window overlooking the rear garden and double glazed door giving access
- **Dining room** has ample space for a six-seater dining table and chairs, feature wall and double glazed French doors leading out into the rear garden
- **Bedroom three** is a generous sized double bedroom, benefitting from two fitted double wardrobes
- **Bedroom four** is also a good-sized double bedroom
- **Family bathroom** refitted in a stylish white suite, incorporating a panelled bath with mixer taps, shower attachment and chrome raindrop showerhead. Wall mounted wash hand basin with vanity storage beneath, WC, fully tiled walls

First Floor:

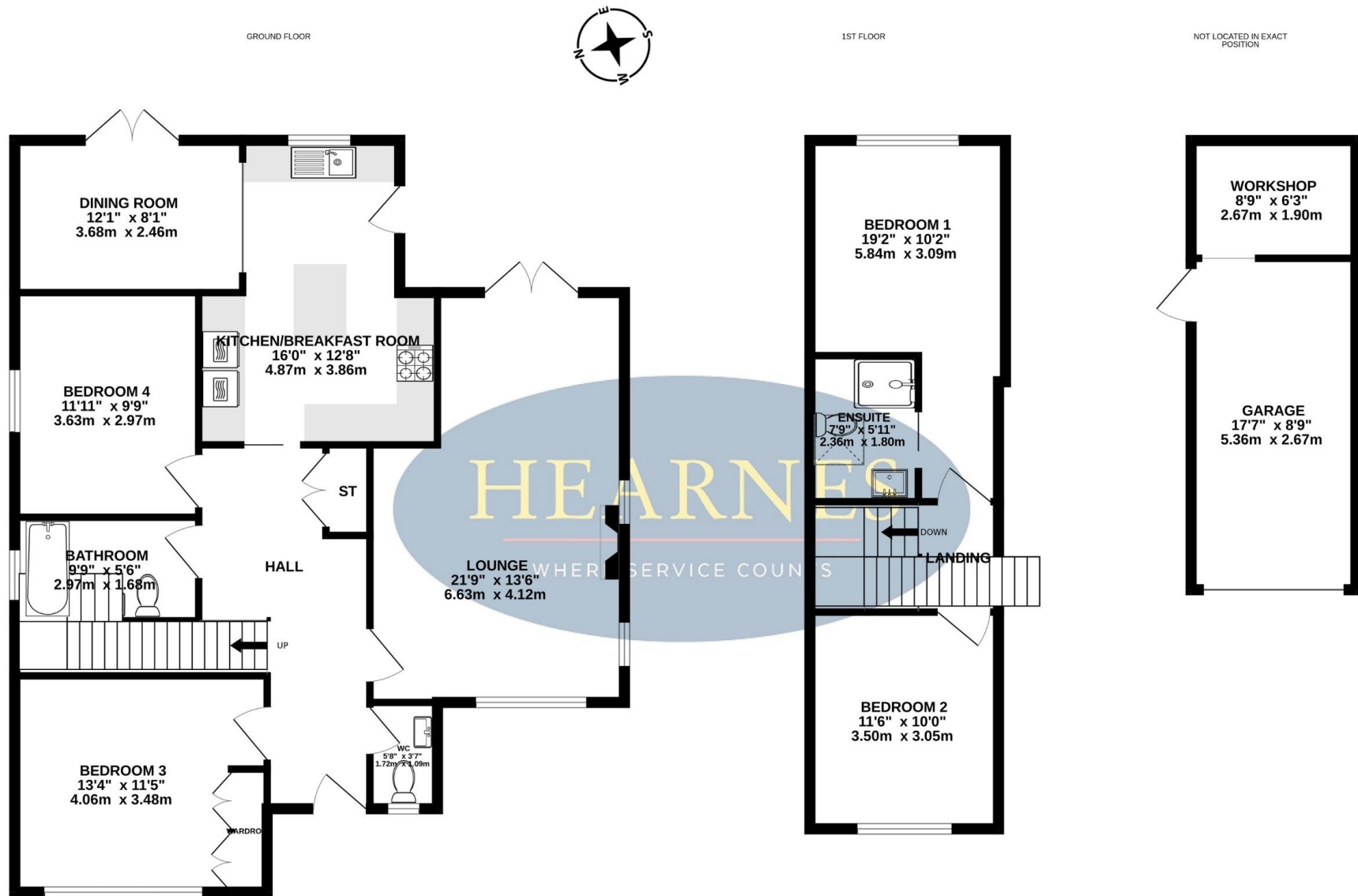
- **Landing** with a door giving access to a **walk-in useful loft space** and sliding doors giving access to a useful eaves storage space
- **Bedroom two** is a generous sized double bedroom with access into the eaves for useful storage
- **Bedroom one** is a generous sized double bedroom benefitting from a good range of fitted wardrobes,
- **En-suite shower room**, refitted in a stylish white suite incorporating a walk-in shower area with chrome raindrop showerhead and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls
- **Further benefits** include, double glazing and a gas fired heating system

COUNCIL TAX BAND: F

EPC RATING: E







TOTAL FLOOR AREA : 1629 sq.ft. (151.3 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 offers an excellent degree of seclusion, is immaculately kept and measures approximately 70ft x 50ft. Adjoining the rear of the property there is a **large, paved patio area**. A path leads down to a side door into the detached garage with adjoining workshop. There are two areas of immaculately kept lawn. At the far end of the garden there is a timber storage shed, raised well-stocked flowerbeds, **greenhouse** and **newly constructed summerhouse** with light and power, with adjoining and ornately shaped patio with trellis over. The garden itself is fully enclosed and must be seen to be fully appreciated
- A **front driveway** provides generous off-road parking
- **Detached single garage** has light and power, an up and over door, an opening through into the rear portion of the garage which is used as a workshop

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown also has a Championship Golf Course on Golf Links Road



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