

# 7 Pine Close

Ferndown, Dorset BH22 9QX





# *“Tucked away at the end of a private cul-de-sac on a secluded plot with owned solar panels”*

**FREEHOLD PRICE £595,000**

This discretely positioned and deceptively spacious three double bedroom, one bathroom, two reception room detached chalet style family home has two double glazed conservatories overlooking secluded and well stocked gardens with a detached single garage and driveway providing generous off-road parking tucked away at the end of a private and sought-after cul-de-sac.

The peaceful and convenient location is a particular feature, along with the secluded plot and versatile accommodation. The property also has the added benefit of an array of solar panels which substantially reduce the electricity costs and also provide a yearly income.

- **A three double bedroom detached chalet style family home on a good-sized secluded plot**

## **Ground Floor:**

- **Entrance hall**
- **Ground floor cloakroom** finished in a stylish white suite with WC and wash hand basin
- Generous sized **dual aspect lounge** with oak flooring and an open fireplace creating an attractive focal point in the room, double glazed patio doors leading to the conservatory
- **Conservatory** with double glazed French doors leading out into the rear garden
- **Spacious kitchen/breakfast room** incorporating ample roll top work surfaces which continue round to form a breakfast bar, a good range of base and wall units, recess and plumbing for dishwasher, integrated Neff oven, grill, hob, recess for fridge, spaces for tall fridge and tall freezer, cupboard housing a washing machine with plumbing and an additional cupboard housing a replacement wall mounted gas fire Glow Worm boiler, double glazed door leading out into the rear garden, double glazed window overlooking the garden and sliding patio doors leading out into a garden room/dining room.
- **Garden room/dining room** enjoys a pleasant outlook over the front and rear gardens with two sets of double-glazed French doors, oak laminate flooring and a gas, log effect stove.
- **Office/fourth bedroom** which has fitted worktops and a shelved recess

## **First floor:**

- **Bedroom one** is a generous sized double bedroom enjoying a dual aspect with fitted floor to ceiling wardrobes with sliding doors
- **Bedrooms two and three** are both double bedrooms with access into the eaves for useful storage and fitted wardrobes
- Spacious **family shower room** refitted in a stylish white suite incorporating a good-sized corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

**COUNCIL TAX BAND: E**

**EPC RATING: C**

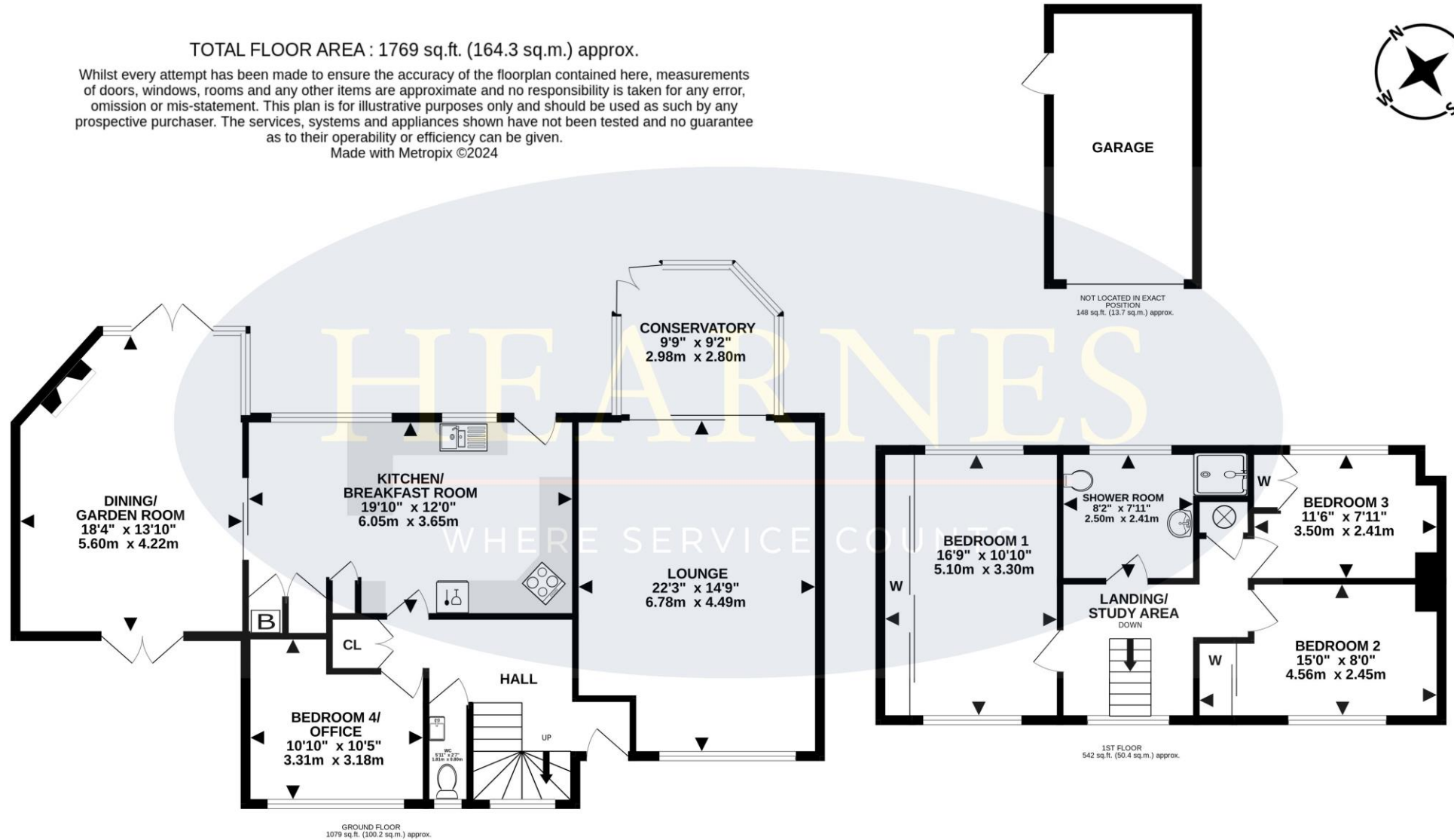




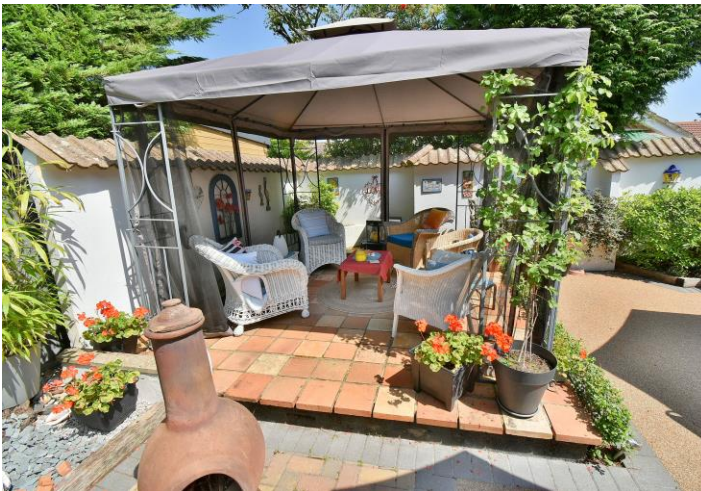
TOTAL FLOOR AREA : 1769 sq.ft. (164.3 sq.m.) approx.

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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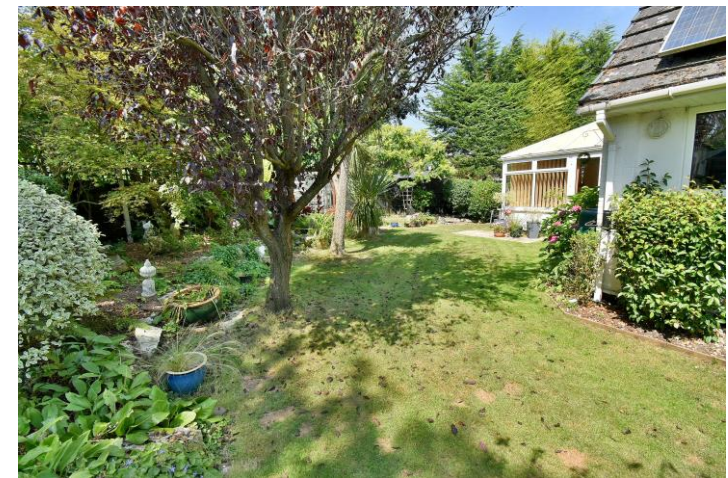


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Located at the end of a private road/cul-de-sac.





## Outside

- The **rear garden** has a maximum overall measurement of approximately 30ft x 45ft, offers an excellent degree of seclusion and has been landscaped for ease of maintenance. In the far corner of the garden there is a raised paved seating area and an additional dropped paved patio area. There is a large resin bonded seating area with side path and side gates on both sides of the property. The garden itself is fully enclosed.
- The **front garden** is stocked with many attractive plants and shrubs and offers an excellent degree of seclusion. The front garden incorporates a good-sized area of lawn with a rockery, many attractive ornamental plants and shrubs, a patio area and a greenhouse. Also, in the front garden there is a **useful timber storage shed**.
- A **front driveway** provides generous off-road parking and in turn leads up to a detached single garage. This in turn leads into the area between the house and the garage which has been laid out to a fruit/floral area with raised beds and a **pergola**
- The **detached single garage** has a remote control up and over door, light and power
- Further benefits include double glazing, replacement UPVC fascia's and soffits with the gable ends being UPVC clad to aid maintenance and an array of solar panels which provide a yearly income and substantially reduce utility costs.

There is convenience store approximately 100 metres away. Ferndown offers an excellent range of shopping, recreational and leisure facilities. Ferndown town centre is located approximately 0.4 miles away.



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