



**Riversleigh, 528b Wimborne Road East  
Ferndown, Dorset, BH22 9NG**

# FREEHOLD PRICE

## £335,000

***“Unique modern semi-detached house in a courtyard setting with a 45ft southerly facing garden”***

This attractive modern semi detached house was built in 2009 and occupies a unique position off the main road, with only one other property.

The accommodation comprises three first floor bedrooms served by a stylish modern bathroom, bespoke fitted bedroom furniture in bedroom one, a versatile open plan living and dining space with French doors to the southerly aspect rear garden and a modern fitted kitchen adjacent to the dining space. Other benefits include a newly installed gas boiler, central heating, double glazing, ground floor cloakroom and paved driveway providing parking for two vehicles, with an external electric charging point.

The property is conveniently situated only yards from a shopping precinct with an Asda convenience store and regular bus routes to Ferndown, Wimborne, and access to the A31 commuter routes & Sainsburys Supermarket.

### Ground Floor

- **Convenient covered entrance** - accessed directly from the paved driveway, with secure double glazed front door giving access to the hallway
- **Hallway** – door to large cloak cupboard, stairs to the first floor with understairs storage, laminate flooring and a door to a cloakroom WC
- **Cloakroom** – modern suite comprising vanity units with Monobloc basin and mixer taps, tiled splashback, WC, extractor fan and opaque window
- **Lounge/dining room** – versatile triple aspect room with windows to the front and side aspect along with French doors giving access to and overlooking the rear garden from an area that is ideal for a dining table, wood laminate flooring
- **Modern Kitchen** – comprising grey base and wall mounted units with quartz effect work surfaces, sink unit with mixer tap and double glazed window above overlooking the rear garden, integrated oven, inset four ring Smeg halogen hob with extractor hood above, concealed fitted tall standing fridge/freezer, concealed space power and plumbing for a washing machine and a cupboard housing a modern Ideologic gas combination boiler

### First floor

- **Landing**
- **Bedroom one** – dual aspect room with window overlooking the rear garden and a well-positioned Velux window to the side, range of bespoke fitted wardrobes and matching furniture
- **Bedroom two** – window to the front aspect
- **Bedroom three** - Velux window to the rear
- **Bathroom** – Stylish modern matching suite comprising panelled bath with offset mixer tap, wall mounted shower unit and glazed shower screen, tiled walls, contemporary vanity unit with monobloc sink and mixer tap, WC, Velux window to the front aspect, heated ladder towel radiator and extractor fan

### Outside

- There is a front section of paved driveway with **parking for two cars** and an **electric charging point**.
- The **rear garden** measures approximately 45ft x 23ft, faces a **southerly aspect** with a section of patio, level area of lawn, planted borders and timber fence boundaries. A wooden decked area houses detached storage and gives access to gates side access to the driveway.



**COUNCIL TAX BAND: C**

**EPC RATING: C**

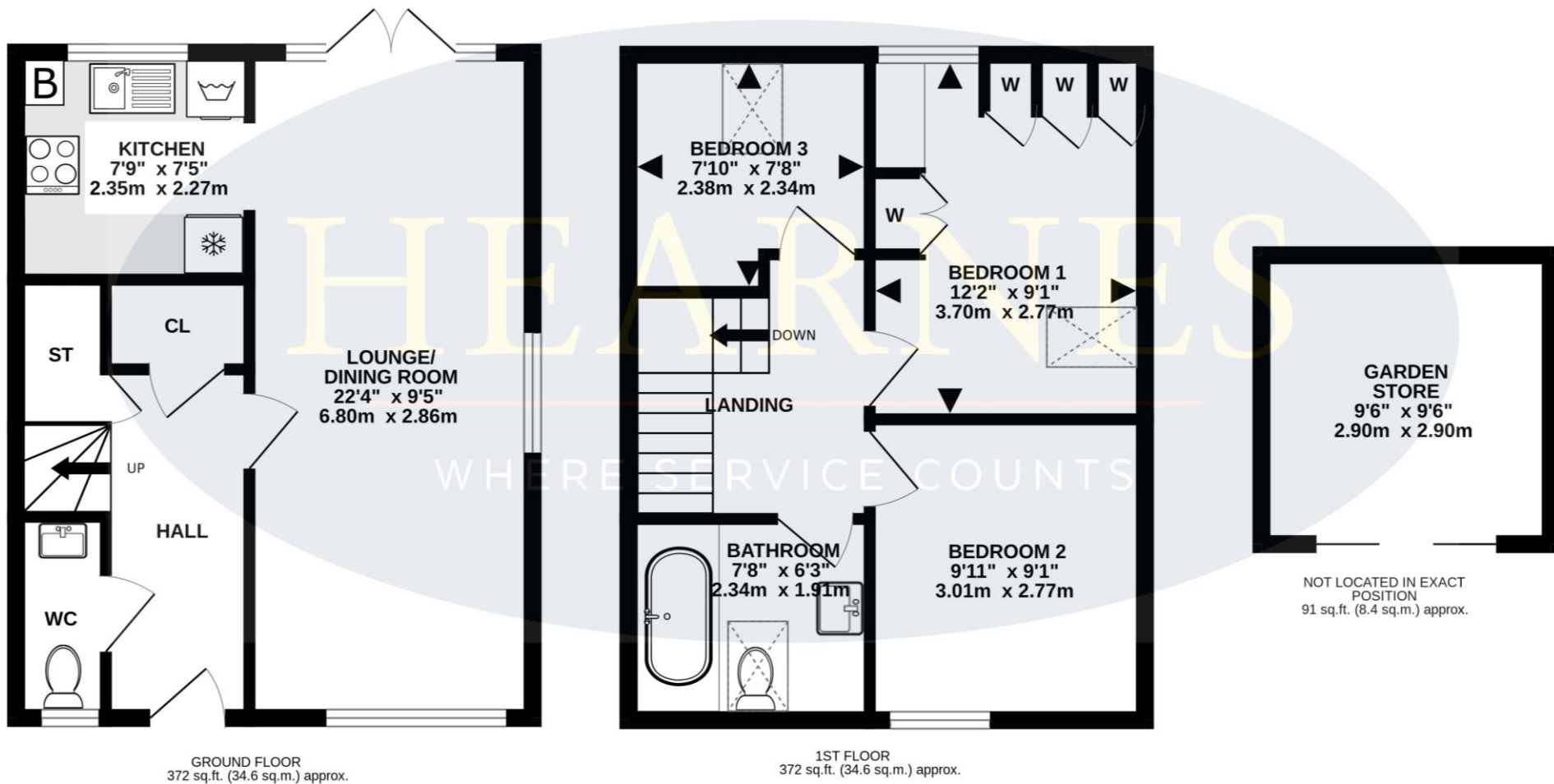
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TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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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