



FOR SALE  
**HEARNES**  
01202 890000

OAK TREE COURT



Paddocks Way, Ferndown  
Dorset, BH22 9FW

# FREEHOLD PRICE

## £350,000

## *“Stylish modern end of terrace house with private west facing garden, 2 parking spaces”*

This well-proportioned modern end of terrace house provides two double bedrooms, family bathroom, separate wc, modern fitted kitchen and a spacious dual aspect lounge/dining room with patio doors to a private partially walled garden and 2 parking spaces.

The property occupies a favourable position in the development providing easy access to the SANG (Suitable Alternative Natural Green Space), a conservation area ideal for dog walkers with access to local Public Houses only 1 mile from Ferndown shops and schools and convenient access to Wimborne, Parley, Bournemouth Airport and the A31 commuter routes.

- **Entrance hall** with wood laminate flooring and stairs to the first floor
- **Cloakroom** with wc, corner basin and window
- Contemporary gloss finish **kitchen** comprising a range of base and wall mounted units, worktops, integrated oven and inset four ring gas hob with extractor above, space and plumbing for a washing machine, space for a fridge/freezer, sink unit with mixer tap and window above, and a cupboard housing a gas boiler
- Spacious dual aspect **lounge/dining room** which is open plan with windows to the side and rear elevation, a door giving access to the rear garden, door to a storage cupboard and space for dining table
- **First floor landing** with a door to the cupboard and a hatch to the loft space
- **Bedroom one** with a window to the rear aspect and space for a desk or dressing table
- **Bedroom two** is a generous sized room with two windows to the front aspect
- **Family bathroom** with a stylish matching white suite comprising panelled bath with glazed shower screen, wall-mounted shower unit with basin, wc, window and part tiled walls
- The **rear garden** provides a very secure, sunny aspect and is landscaped for ease of maintenance with an area of lawn, patio adjacent to the rear of the property and a path leading to the end of the garden where there is gated access to the parking spaces
- **Two allocated parking spaces**



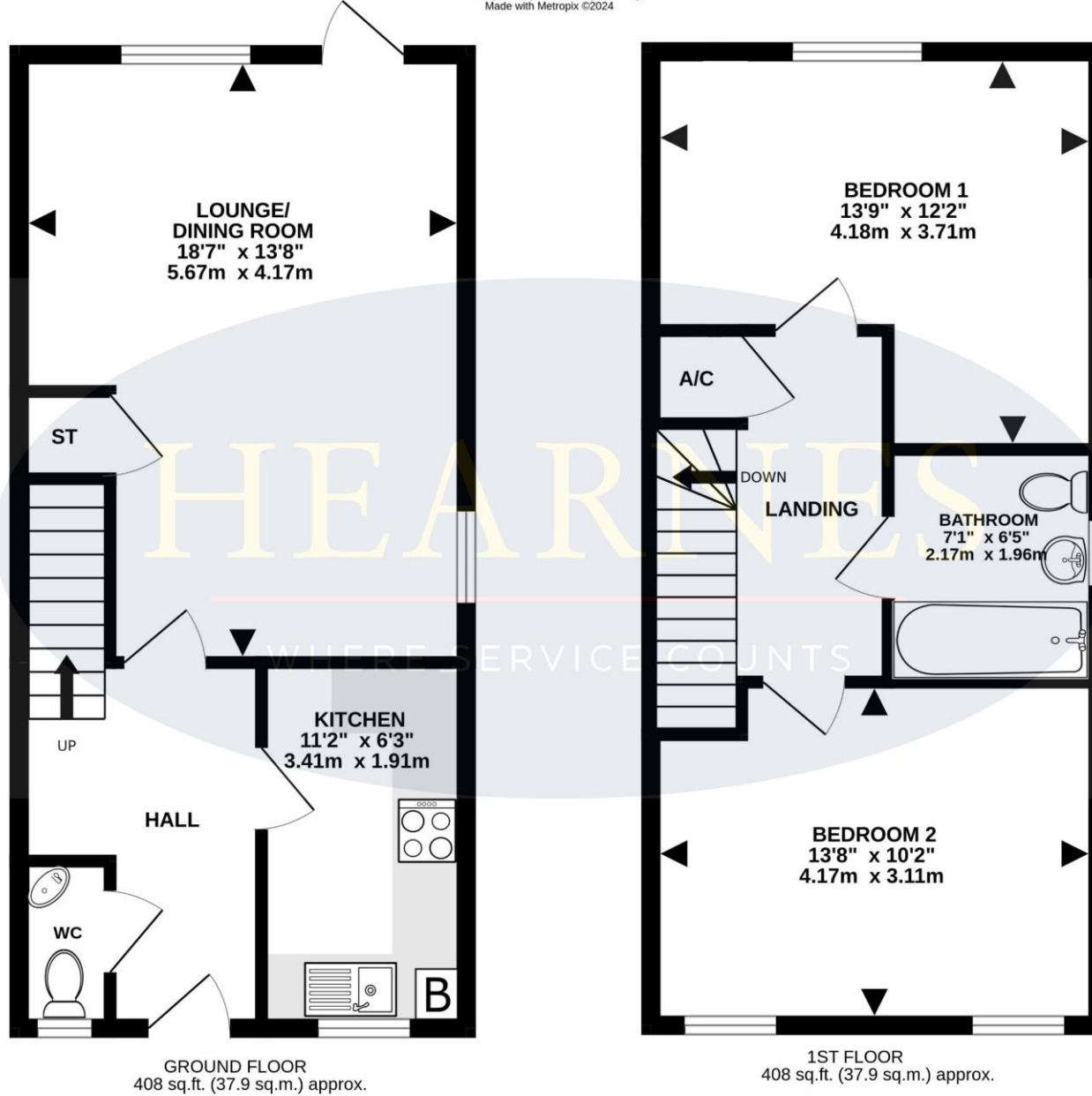
COUNCIL TAX BAND: C

EPC RATING: B

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TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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