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**Laburnum Close  
Ferndown, Dorset BH22 9TX**



# FREEHOLD PRICE

## £365,000

***“A linked detached family home with a 50ft secluded garden and no chain”***

This well presented and improved three bedroom link-detached family home with a 50ft secluded rear garden, single garage and driveway.

The ground floor accommodation has been enlarged with the addition of a 14ft conservatory which overlooks a 50ft secluded rear garden. The property has also had a refitted shower room along with other improvements and now comes to market with no onward chain.

- **A three bedroom linked detached family home with a 50ft garden and no chain**

#### Ground floor:

- **Entrance hall**
- **Ground floor cloakroom** finished in a white suite
- **25ft x 15ft L shaped open plan lounge/dining room** with bay windows to the front aspect, stairs rising to the first floor, understairs cupboard, and ample space for dining table and chairs
- **Kitchen** incorporating ample roll top worksurfaces with a good range of high gloss base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for dishwasher, space for fridge/freezer, attractive tile splashbacks and tile floor with an opening through into the conservatory
- **14ft Conservatory** with breakfast bar, base units, recess for plumbing and washing machine, radiator, tiled floor and double glazed sliding patio doors leading out into a secluded rear garden

#### First floor:

- **Bedroom one** is a generous sized double bedroom benefitting from an excellent range of fitted bedroom furniture and an additional built-in double wardrobe
- **Bedroom two** is a double bedroom with built-in wardrobe
- **Bedroom three** is a single bedroom currently being used as a dressing room with fitted wardrobes, dressing table with drawer storage and shelving
- **Shower room** refitted in a stylish white suite incorporating a good sized corner shower cubicle, a chrome raindrop showerhead with separate shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring

#### Outside:

- The **rear garden** measures approximately 50ft in length, is fully enclosed and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **good sized paved patio**
- The remainder of the garden is predominately laid to lawn and bordered by well stocked flower beds
- Within the garden there is a **timber shed** with adjoining patio and a central circular flower bed
- A **front driveway** provides off-road parking and in turn leads up to a single garage
- **Single garage** has a metal up and over door and a rear personal door
- **Further benefits include:** double glazing, replacement UPVC fascia's and soffits, a gas fired heating system and the property now comes to the market with no onward chain

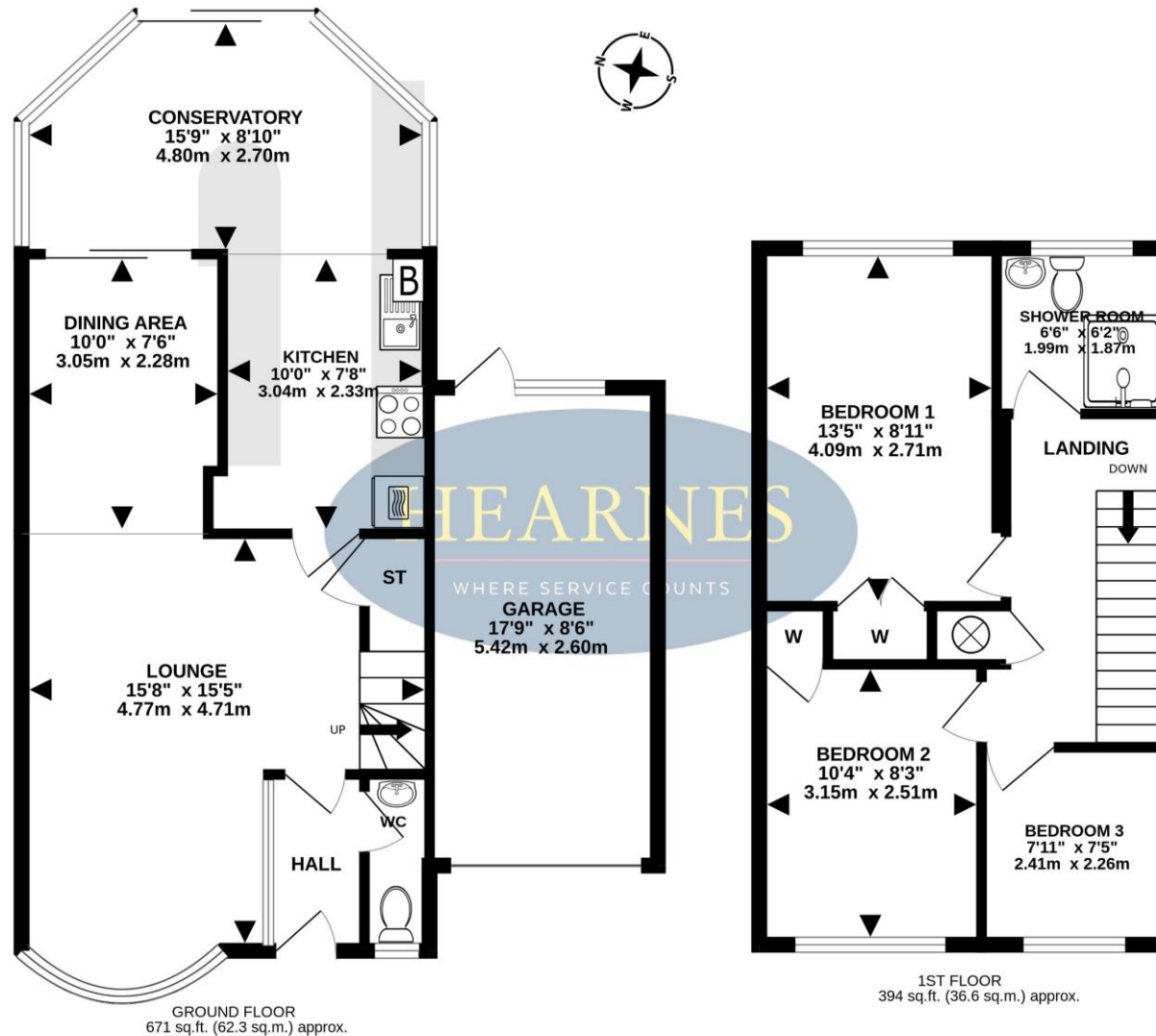
Ferndown is located approximately 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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