

Hazel Drive

Ferndown, Dorset, BH22 9SP





“An immaculately presented 2,100 sq ft family home with a private garden backing onto acres of protected woodland”

FREEHOLD PRICE £700,000

This generous sized and immaculately presented four double bedroom, one bathroom, two shower room, three reception room detached family home has a 22' conservatory overlooking a 45' secluded rear garden with a single garage and driveway providing generous off road parking.

This superbly positioned 2,100 sq ft family home is tucked away down a private road with just three other properties, whilst situated on a secluded plot backing onto acres of protected woodland and with direct pedestrian access.

- **A 2,100 sq ft four double bedroom detached family home backing onto protected woodland**
- Spacious 20' **entrance hall** with walk-in coat/storage cupboard
- Ground floor **cloakroom** incorporating a WC, wash hand basin with vanity storage beneath, tiled floor
- 24' open plan **kitchen/dining room**
- The **kitchen area** incorporates ample rolltop work surfaces with a good range of base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for dishwasher, recess for fridge and separate freezer with a separate space for a tall fridge freezer, double glazed window overlooking the rear garden and tiled floor
- The **dining area** has ample space for a large dining table and chairs, tiled flooring and sliding patio doors leading out into the conservatory
- Good sized **utility room** with recess and plumbing for washing machine, plumbing for a sink, rolltop work surfaces, tiled floor and a double glazed door leading out onto a side path
- 22' **Conservatory** which is fully double glazed with double glazed French doors leading out into the rear garden, tiled floor and a radiator allowing for this room to be used all year round
- 15' **Lounge** with sliding patio doors leading out into the conservatory
- Good sized **study** with a double glazed window to the front aspect
- **Reception room/hobby room** which was formerly part of the double garage and has an internal door leading through into the remaining single garage

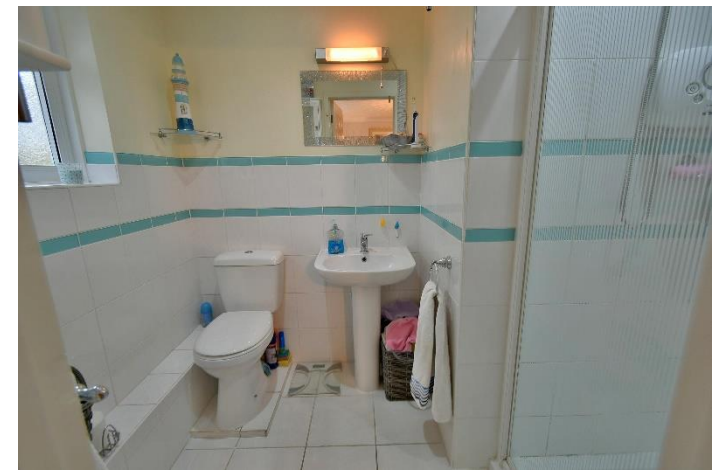
First Floor:

- Spacious **first floor landing** which is large enough to be used a study area with a double airing cupboard
- **Bedroom one** is a generous sized double bedroom
- Spacious **en-suite shower room** finished in a white suite incorporating a shower cubicle, pedestal wash hand basin, WC, tiled floor and partly tiled walls
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **En-suite shower room** finished in a white suite incorporating a shower cubicle, WC, wall mounted wash hand basin, partly tiled walls
- **Bedroom three** is a large double bedroom
- **Bedroom four** is also a generous sized double bedroom
- **Family bathroom** incorporating a panelled bath with shower over, pedestal wash hand basin, WC, partly tiled walls

COUNCIL TAX BAND: E

EPC RATING: C

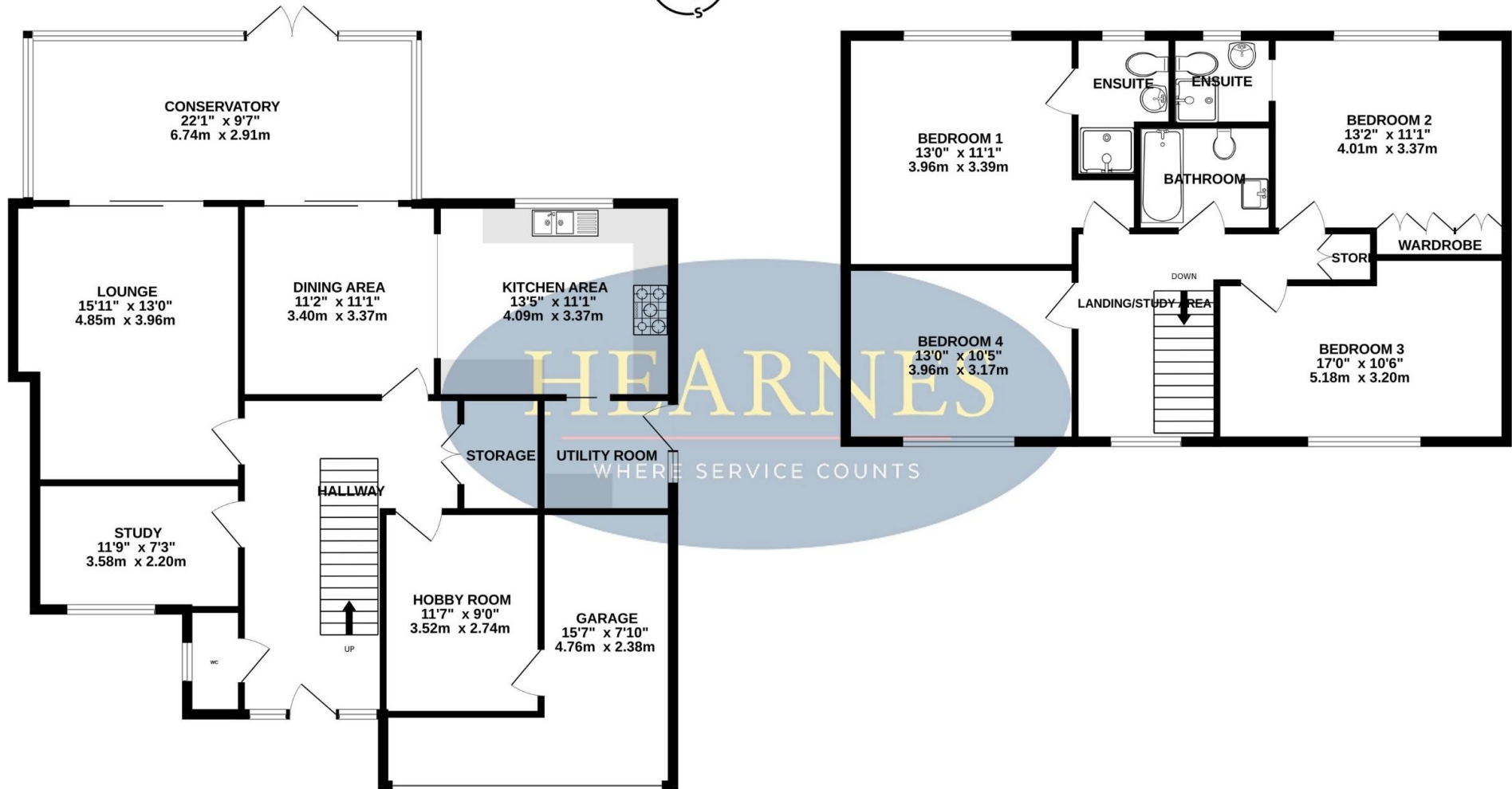




GROUND FLOOR
1296 sq.ft. (120.4 sq.m.) approx.



1ST FLOOR
870 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 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 measures approximately 45' x 45', offers an excellent degree of seclusion and is fully enclosed
- Adjoining the rear of the property there is a patio and shingled seating area with side paths and side gates located on both sides of the property. The remaining of the garden is predominantly laid to lawn. Within the garden there are two further large paved patios, one of which currently houses a hot tub and summerhouse. At the far end of the garden there is a rear pedestrian gate with drop down draw bridge giving direct pedestrian access onto the adjoining protected woodland
- A front tarmac and gravelled driveway provides generous off road parking which in turn leads up to a single garage
- Single garage has a metal up and over door, light and power
- Further benefits include double glazing and a gas fired heating system

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



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