

# Victoria Gardens

Ferndown, Dorset BH22 9JH



**HEARNES**

WHERE SERVICE COUNTS







***“Versatile detached four bedroom family house on a well proportioned corner plot with stylish modern kitchen, double garage and timber cabin”***

**FREEHOLD PRICE £525,000**

This detached family home is located at the head of a cul-de-sac in one of the area’s most popular, convenient location only 650 metres from Ferndown’s town centre, local schools and regular bus routes. There is also a Championship Golf Course on Golf Links Road 1.2 miles away.

The accommodation comprises three first floor bedrooms served by a modern fitted bathroom and a ground floor 4<sup>th</sup> bedroom or additional reception/study, spacious dual aspect living room and a wonderful bespoke refitted kitchen with quartz worktops and an open plan dining/family space with patio doors to the rear garden.

Other benefits include gas central heating, double glazing, ground floor cloakroom WC, detached double garage with automated door and resin flooring, driveway parking for several vehicles and a private, well secluded rear garden and patio with large detached timber summerhouse/cabin ideal for multiple used including a gym or office.

**Ground floor:**

- Secure double glazed door and full height window to the **entrance hall** with wood effect flooring throughout, stairs to the first floor are covered with Karndean wood effect flooring, contemporary wall mounted radiator and solid oak doors to ground floor cloakroom
- **The cloakroom** is fully tiled with contemporary vanity unit, wash hand basin, WC and double glazed window
- **Bedroom four/reception two** is a versatile ground floor room ideal as a 4<sup>th</sup> bedroom or study with double glazed window to the front and wood laminate flooring
- **Dual aspect living room** with double glazed window to the front an opaque double glazed windows to the side, centrally positioned mantle with marble effect backdrop and hearth, partially divided open plan to the kitchen/dining room, cotton oak grey Step Up Alpha vinyl flooring
- **Kitchen/dining room** modern refitted bespoke kitchen comprising range of base and wall mounted gloss white units with adjoining quartz worktops integrated and raised Zanussi double ovens, inset Zanussi induction hob with contemporary extractor above and marble effect splashback, inset wash hand basin with large double glazed window above providing views over the garden, concealed spice rack drawers and concealed and integrated tall standing fridge and freezer, concealed washing machine and AEG dishwasher, door to wall mounted boiler, continuation of oak grey Step Up Alpha vinyl flooring throughout the living room and kitchen/diner
- **The dining space** has contemporary radiator and double glazed French door giving access to and overlooking the rear garden

**First floor:**

- **First floor landing** with double glazed window to the side, further contemporary radiator and Karndean wood effect flooring, door to airing cupboard, hatch to loft
- **Bedroom one** double glazed window to the front aspect, range of stylish bespoke fitted wardrobes with sliding doors with hanging space and shelving above
- **Bedroom two** double glazed window to the rear aspect, wood laminate flooring, double doors to built in cupboard
- **Bedroom three** double glazed window to the front aspect, range of fitted wardrobes with sliding doors, hanging space and shelving
- **Family bathroom**, well proportioned modern refitted suite comprising panelled bath with centrally positioned mixer tap, wall mounted shower and glazed shower screen, range of fitted units with integrated WC and monobloc wash hand basin, heated towel rail and attractive tiled walls and flooring with double glazed window to the rear

**COUNCIL TAX BAND: E**

**EPC RATING: D**









TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.

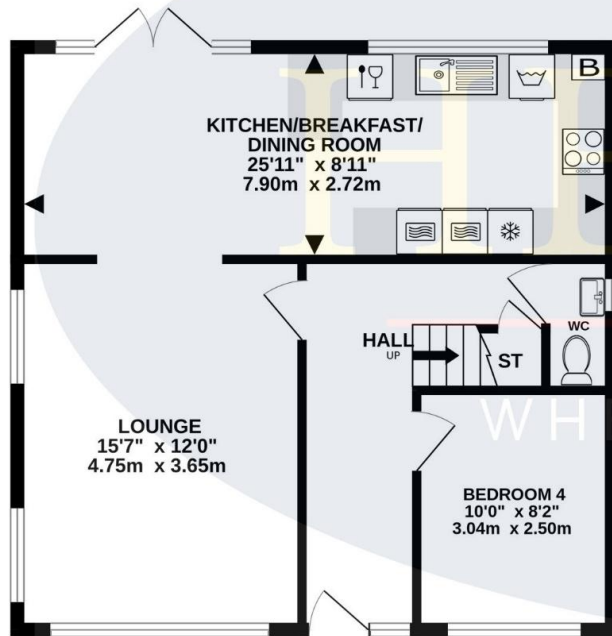
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**GARDEN STORE**  
11'11" x 9'8"  
3.62m x 2.95m

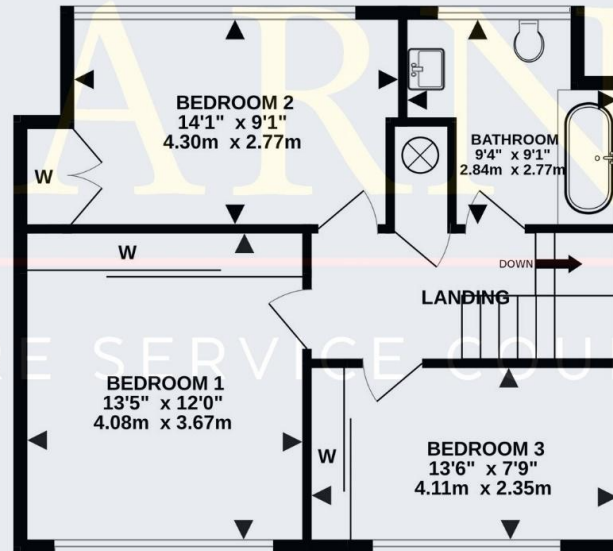
**LODGE**  
19'3" x 9'3"  
5.86m x 2.82m

**LARGE GARAGE**  
18'3" x 14'1"  
5.56m x 4.30m

NOT LOCATED IN EXACT  
POSITIONS  
550 sq.ft. (51.1 sq.m.) approx.



**GROUND FLOOR**  
612 sq.ft. (56.9 sq.m.) approx.



**1ST FLOOR**  
555 sq.ft. (51.5 sq.m.) approx.









## Outside

- **The front garden** is mainly laid to hard standing with driveway parking for numerous vehicles leading to one side accessing the detached double garage
- **Detached double garage** measuring 18ft 3in x 14ft 1in. Versatile use with internal power and lighting automated up and over door and hard resin flooring
- **The rear garden** measures 100ft x 30ft and is set on a particularly secluded corner position with level lawn and sections of patio enclosed by timber fencing with concrete posts and mature hedging with access to both sides of the property. Within the garden there is a detached, well proportioned **timber summer house/cabin** with internal power and lighting with multi-uses to include gym or office and an **additional timber storage shed**

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Marks & Spencer's Simply Food hall is located less than 1 mile away. Ferndown's town centre is located approximately 650 metres away.





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