

# Victoria Road

Ferndown, Dorset, BH22 9HY



**HEARNES**

WHERE SERVICE COUNTS



***“A renovated and extended character family home  
with a 40’ west facing garden in the heart of  
Ferndown”***

**FREEHOLD GUIDE PRICE £425,000**

This beautifully finished and extended three bedroom, one bathroom, one shower room, two reception room semi detached character family home has a ground floor cloakroom, utility room, 40’ private and landscaped rear garden and driveway.

This lovingly and tastefully renovated family home offers deceptively spacious accommodation and is offered in immaculate condition while conveniently located approximately 500 metres from Ferndown town centre. An early viewing of this light, spacious and versatile family home is strongly recommended to fully appreciate the overall finish and superb blend of traditional, yet modern features.

- **Three bedroom, one bathroom, one shower room, two reception room semi detached character family home with a 40’ west facing private garden**
- **Entrance hall**
- **Lounge** with partly wooden panelled walls and double glazed sliding sash windows to the front aspect
- **Dining room** with a double glazed window to the side aspect, useful understairs cupboard
- **Garden room** with a ceiling skylight flooding this space with lots of natural light, two obscure double glazed windows to the side aspect, double glazed French doors leading out into the west facing private rear garden
- Modern **kitchen** incorporating ample wood effect worktops with matching upstands, integrated Siemens hob with extractor canopy above and integrated oven beneath, large integrated wine fridge, integrated dishwasher, fridge and freezer
- **Utility room** with wood effect worktops, recess for washing machine beneath and tumble drier, wall mounted gas fired Valliant boiler
- **Cloakroom** finished in a stylish white suite incorporating a WC and wash hand basin with vanity storage beneath
- **First floor landing** with useful storage cupboard and loft access
- **Bedroom one** is a generous sized double bedroom with two double glazed sash windows to the front aspect
- Spacious **en-suite shower room** incorporating a good sized shower cubicle with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, tiled floor
- **Bedroom two** is a double bedroom with a double glazed sash window to the rear aspect
- **Bedroom three** could also be used as a double bedroom which is currently being used as a dressing room, fitted wardrobes and a double glazed sliding sash window to the side aspect
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, partly tiled walls

**COUNCIL TAX BAND: D**

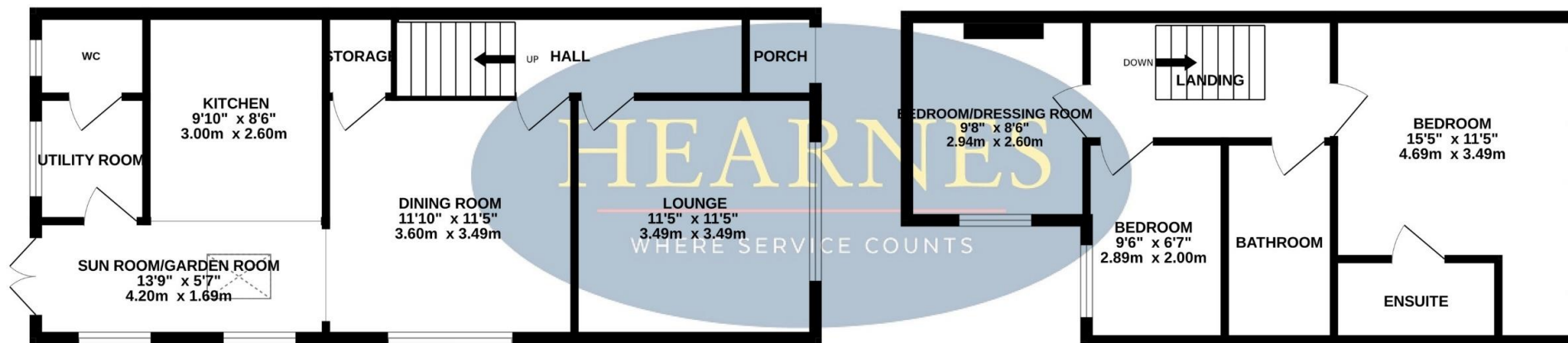
**EPC RATING: C**





GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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## Outside

- The **rear garden** is a superb feature of the property as it faces a westerly aspect, measures approximately 40' in length, offers a good degree of seclusion and has been landscaped
- Adjoining the rear of the property there is a good sized paved patio with a side gate opening onto a shared side driveway. There is a good sized area of artificial lawn and a gravelled path leads down to a further area of covered paved patio where there is a large useful timber storage shed. The garden itself is fully enclosed
- A front **driveway** provides off road parking
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas fired heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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