

Redwood Drive

Ferndown, Dorset, BH22 9UG



HEARNES

WHERE SERVICE COUNTS



"Extremely well appointed and versatile detached four/five bedroom family home backing onto protected heathland with a double garage and no forward chain"

FREEHOLD GUIDE PRICE £600,000

This impressive modern detached residence provides over 1,700 sq ft of versatile living space, occupying a secluded position at the head of a popular cul-de-sac, with immediate access to a protected nature reserve, ideal for dog walkers and families.

The well-presented accommodation comprises; four first floor bedrooms served by a stylish modern en-suite and family bathrooms with a further ground floor study/bedroom five and adjacent cloakroom WC.

There is a spacious dual aspect living room (21ft 4in x 13ft 5in) with patio doors to the rear garden and an open fireplace, with convenient open plan access to a formal dining room, together with modern bespoke fitted kitchen/breakfast room with a generous breakfast area and comprehensive range of base and wall mounted units and integrated appliances.

Other benefits include gas central heating, double glazing, oak doors, spacious entrance hall and sweeping driveway with parking for several vehicles, leading to a double garage with eaves storage.

The properties position provides a well-proportioned front lawn adjacent to the end of the cul-de-sac, which is particularly private and secluded.

COUNCIL TAX BAND: F

EPC RATING: D

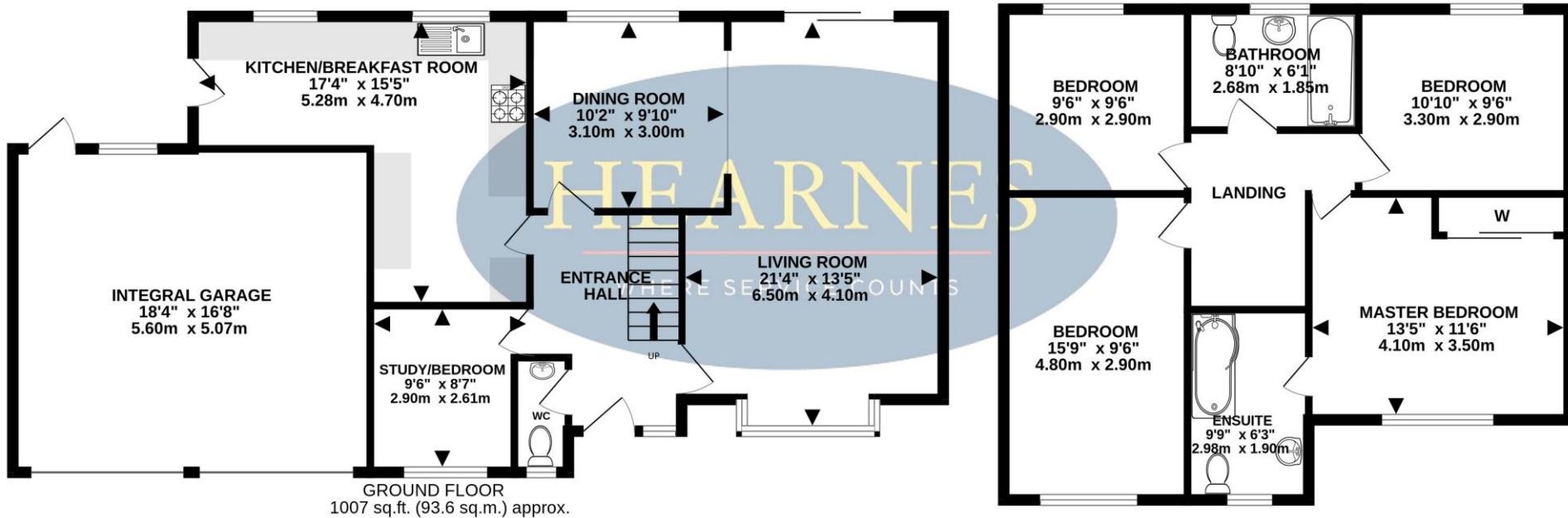




TOTAL FLOOR AREA : 1685 sq.ft. (156.6 sq.m.) approx.

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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **Front driveway parking** for two to three vehicles, with a vast area of lawn, mature shrub borders, side access and outside lighting
- **Garage** (18ft 4in x 16ft 8in) with twin up and over doors, internal light, power, eaves storage, window and a door
- Approximately 62ft x 32ft **Rear garden** which is a particular feature providing a secluded mature backdrop within the nature reserve, with sections of paved patio nestled within the well-maintained borders and nature hedging and level lawn, outside lighting and side gated access

Ferndown town centre is located approximately 1.5 miles away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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