



Hilltop Road
Ferndown, Dorset, BH22 9QS

FREEHOLD PRICE

£475,000

“Extensively modernised and beautifully presented detached character family home occupying a well proportioned corner plot”

This exceptional detached house has been maintained throughout and occupies a larger than average corner plot providing excellent privacy in a prime location only 200 yards from local convenience store, regular bus routes, access to local schools and Ferndown town centre shops and amenities only 1 mile away.

The accommodation comprises three first floor bedrooms served by a stylish refitted fully tiled shower room, a formal living room with double glazed box bay window and a wonderful open plan kitchen, family room with bespoke modern kitchen, island unit and double glazed French doors to the garden.

Other benefits include a separate utility room with gas fired combination boiler, separate cloakroom, entrance hall with wood laminate flooring, double glazing, driveway parking for numerous vehicles including safe storage of a motorhome on one side to the house and access to a detached garage/workshop and store to the other.

A particular feature is the superb low maintenance rear garden ideal for entertaining with secluded patio and landscaped borders.

Ground floor:

- Attractive expanse of tiled porch and arched triple glazed front double doors to the entrance hall
- **Entrance hall** with double glazed window
- **Lounge** with double glazed box bay window
- **Kitchen/dining /family room** open plan with modern bespoke kitchen comprising a range of base and wall mounted units, island unit, larder cupboard, integrated oven, inset ceramic hob, extractor, double glazed window, tiled flooring to the dining space with double glazed French doors giving access to and overlooking the rear garden
- **Utility room** has a wall mounted boiler, plumbing for washing machine, double glazed door to the rear garden
- **Cloakroom WC**

First floor:

- **First floor landing** with double glazed window
- **Bedroom one** double glazed window, bespoke range of fitted wardrobes
- **Bedroom two** with double glazed window and bespoke range of fitted wardrobes
- **Bedroom three** double glazed window
- **Shower room** fully tiled wet styled room with glazed shower screen, sunk unit, WC, double glazed window

Outside:

- Front timber five bar gate giving access to the **driveway with parking** for numerous vehicles including safe store of a motorhome enclosed by timber fencing
- **Garage/workshop** detached with double doors, power and lighting and separate store to the rear
- **The rear garden** measures approximately 45ft x 35ft has a private patio and artificial turf with well maintained shrub and flower borders enclosed by timber fencing, outside lighting. There is a further gravel section at one side of the fence

COUNCIL TAX BAND: D

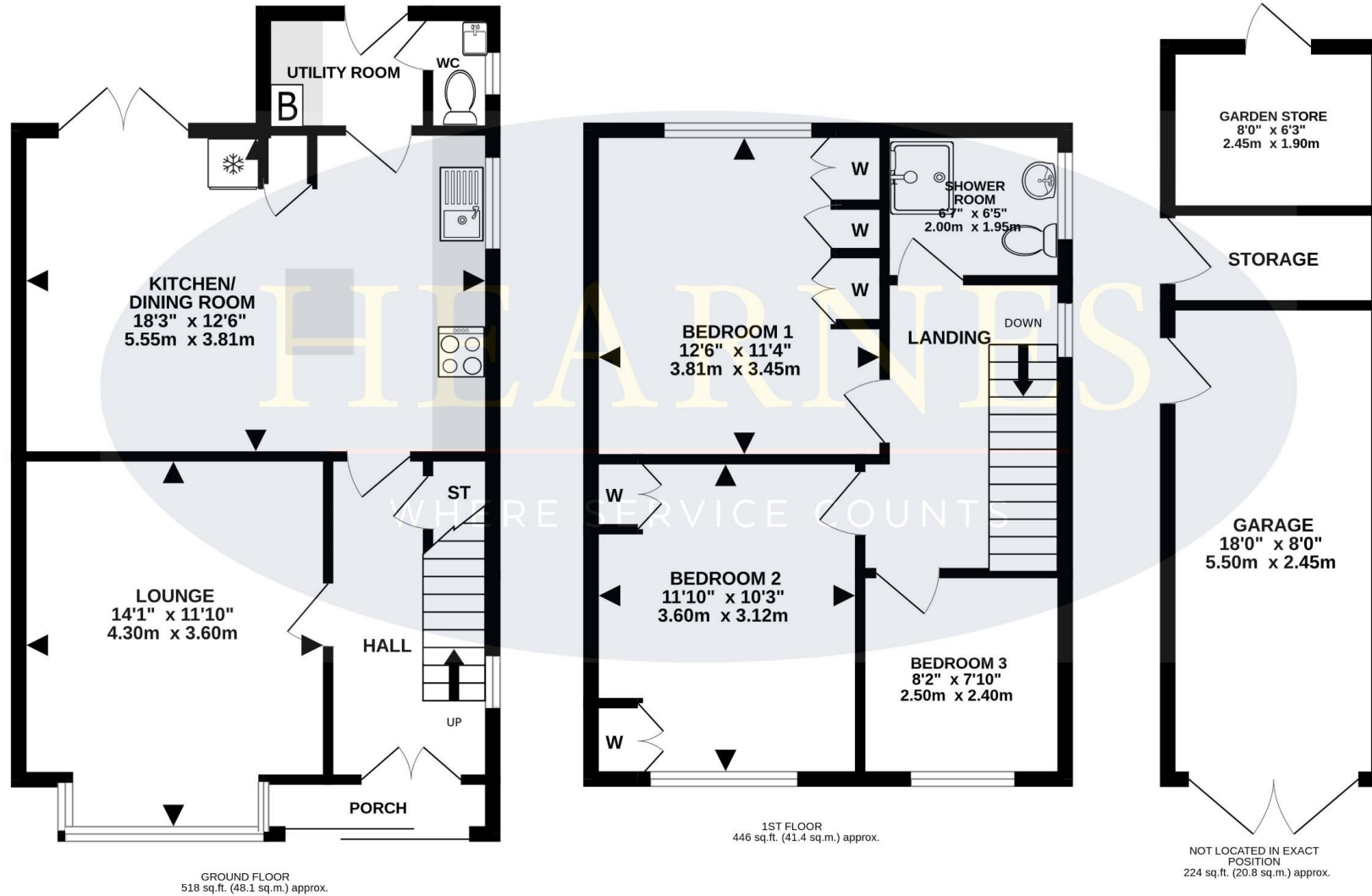
EPC RATING: D

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



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 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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