



**Monsal Avenue, Ferndown
Dorset, BH22 8LB**

FREEHOLD PRICE

£525,000

“An extended 1,800 sq ft family home with a private south facing garden, occupying a good sized corner plot”

A superbly positioned and extended five bedroom, one bathroom, one shower room, two reception room detached family home with a secluded south facing rear garden, single garage and driveway. Situated in a popular and convenient location within Ferndown.

The ground floor accommodation has been substantially enlarged creating an additional ground floor bedroom/reception room which benefits from an en-suite shower room. The southerly facing and secluded plot are also a particular feature.

- **An extended five bedroom detached family home, occupying a good sized southerly facing and secluded corner plot**

Ground Floor:

- Spacious **entrance hall** with understairs cupboard
- **Cloakroom** incorporating a WC and wall mounted wash hand basin
- **Kitchen/breakfast room** incorporating roll top work surfaces, low level breakfast bar, base and wall units, integrated oven, microwave, hob and extractor, recess and plumbing for a washing machine, recess for a fridge/freezer, integrated dishwasher, window overlooking the rear garden and a door leading out to a covered side passage area
- Light and spacious **lounge** with an exposed Purbeck Stone fireplace with living flame coal effect gas fire creating an attractive focal point, and sliding patio doors leading out to the south facing rear garden
- Separate **dining room** with a window overlooking the front garden and double doors leading through to the lounge
- **Bedroom/reception room** enjoying a dual aspect with a window overlooking the front garden and sliding patio doors leading out to the rear garden. This is currently used as a reception room but would also make an ideal double bedroom as it has a fitted double wardrobe and en-suite
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized shower cubicle, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring

First Floor:

- Generous sized **landing**
- **Bedroom one** is a large double bedroom benefitting from fitted floor to ceiling wardrobes with sliding doors
- **Bedroom two** is also a generous sized double bedroom
- **Bedroom three** is also a double bedroom benefitting from fitted wardrobes with sliding doors
- **Bedroom four** is a large single bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, WC, pedestal wash hand basin, airing cupboard housing a hot water tank, wall-mounted gas-fired boiler and fully tiled walls

Outside:

- **Rear garden** which is a superb feature as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 55ft in width x 30ft in depth. Adjoining the rear of the property there is a large paved patio, with the remainder of the garden predominantly laid to lawn. The garden is stocked with many attractive ornamental plants and shrubs. Also within the garden is a beautiful timber storage shed and a greenhouse. A paved path meanders through the garden past an ornamental pond. The garden itself is fully enclosed
- Front driveway providing **off-road parking**, which in turn leads up to a garage
- **Single garage** with a remote control up and over door, light, power and a side personal door
- **Further benefits** include double glazing, a gas-fired heating system and the property has solar panels which are on a lease contract. They are leased on the basis that they are installed above the roof area.

There is a small selection of amenities on Glenmoor Road approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away

COUNCIL TAX BAND: E

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 : 1859 sq.ft. (172.7 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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