

# Dorset Avenue,

Ferndown, Dorset, BH22 8HL



**HEARNES**

WHERE SERVICE COUNTS







# ***“A superbly positioned and versatile family home in a sought after area with a private garden”***

**FREEHOLD PRICE £525,000**

This modernised and versatile three/four double bedroom, one bathroom, one shower room, detached chalet style family home has a private 45' enclosed rear garden, large detached garage, carport and driveway providing generous off road parking.

The current owners have been in residence for circa 47 years. The property has undergone a number of improvements and over the years has been extremely well maintained.

Dorset Avenue is a sought after and convenient location. This particular property is located conveniently for the local amenities and town centre.

- **Three/four bedroom detached chalet style family home**

- Spacious **entrance hall** with broom cupboard and double doors leading through into the dining area
- 17' Dual aspect **kitchen** incorporating ample roll top work surfaces with a good range of base and wall units, integrated grill, hob, oven and extractor, newly replaced and integrated fridge and freezer, recess plus plumbing for washing machine and dishwasher, tiled floor which continues through into the dining area which offers ample space for breakfast table and chairs, window overlooking the rear garden and door leading out onto the side driveway and carport
- 17' Dual aspect **lounge** with log burning stove and limestone surround creating an attractive focal point of the room, two picture windows offering views over the front and rear garden
- **Dining area** with French doors leading out into the rear garden
- **Study/fourth bedroom**, this could be used as a double bedroom but is being currently being used as a second lounge and enjoys a view of the front garden
- Ground floor **shower room** re-fitted in a stylish white suite incorporating a separate shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring

## **First Floor**

- **Bedroom one** is a large double bedroom benefitting from a fitted wardrobe and dressing table
- **Bedroom two** is also a good size double bedroom with fitted walk-in wardrobe and a walk-in storage cupboard
- **Bedroom three** is a double bedroom which has fitted shelving and is currently being used as an office
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled bath with mixer taps and shower hose, WC, wash hand basin with vanity storage beneath, fully tiled walls and a cupboard housing a wall mounted gas fired Valiant boiler

**COUNCIL TAX BAND: E**

**EPC RATING: E**

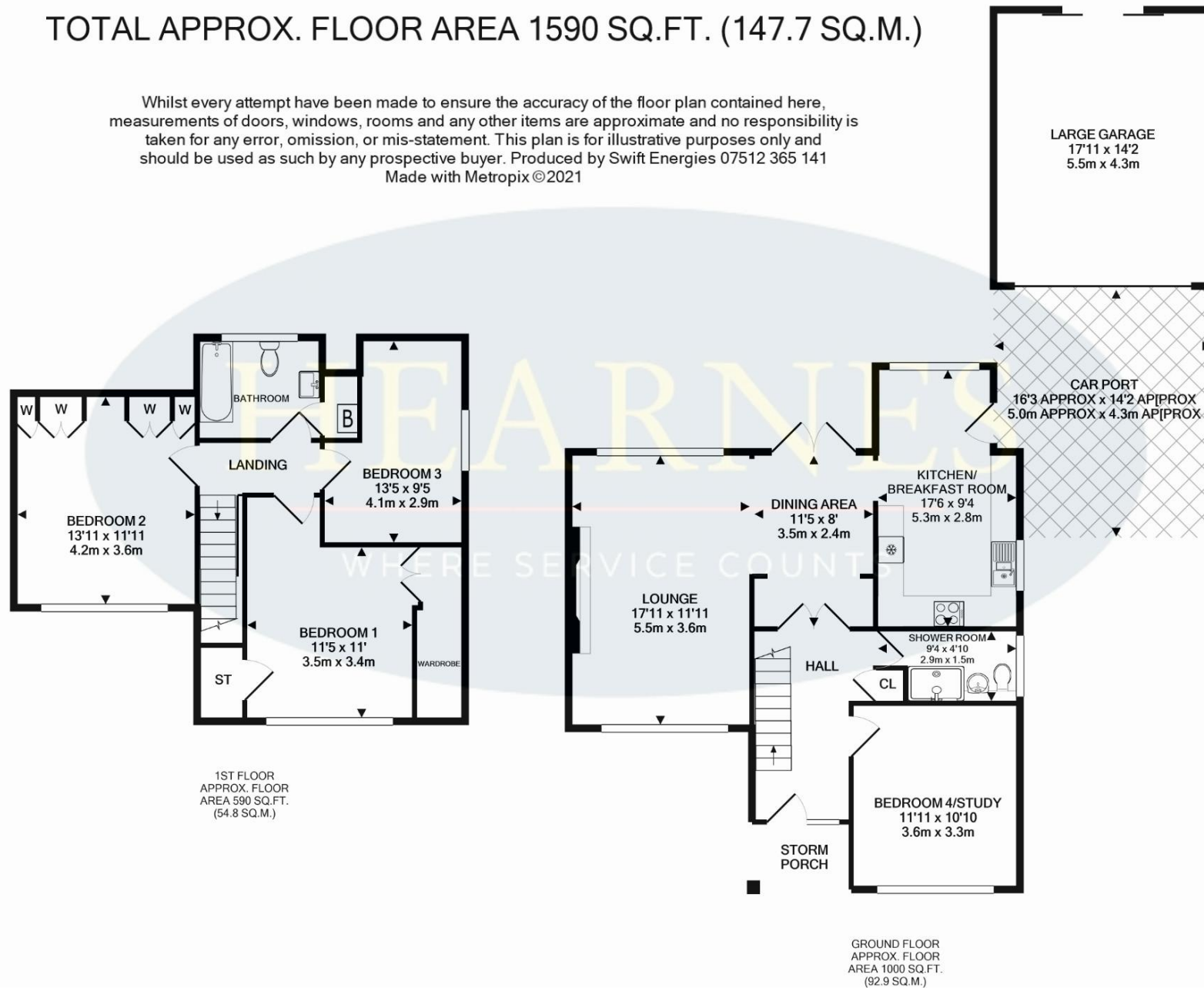






# TOTAL APPROX. FLOOR AREA 1590 SQ.FT. (147.7 SQ.M.)

Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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## Outside

- The **rear garden** is immaculately kept, offers a good degree of privacy and has a maximum overall measurement of 45' x 45'. Adjoining the rear of the property and extending down one side of the lawn there is an L shaped Indian sandstone paved patio area with an immaculately kept central area of lawn. Also within the garden there is a gravelled area and timber storage shed. There are side paths located on both sides of the property
- There is a good size area of lawned **front garden** bordered by well stocked flower beds
- A block paved **driveway** provides generous off road parking and in turn leads up to a carport and a detached garage
- Detached **garage** has a remote control up and over door, light and power and a rear personal door
- **Further benefits** include replacement UPVC fascias and soffits, double glazing and a gas fired central heating system

There is a small selection of amenities on Glenmoor Road approximately 600 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away.





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