

Stapleford Avenue

Ferndown, Dorset BH22 8BD



HEARNES

WHERE SERVICE COUNTS



“A exceptionally spacious and versatile 2,600 sq ft family home with self contained annexe on a secluded plot measuring 0.22 of an acre”

FREEHOLD PRICE £900,000

This immaculately presented and extremely spacious four double bedroom, two reception room, detached family home, has a one bedroom self-contained annexe, a single garage, 70ft secluded rear garden, and front driveway providing generous off-road parking for several vehicles, whilst situated on a secluded plot measuring 0.22 of an acre, tucked away in a sought-after cul-de-sac location.

This exceptionally light and spacious 2,600 sq ft family home has accommodation arranged to incorporate a self-contained one bedroom annexe on the ground floor, with four generous sized double bedrooms on the first floor. The accommodation is extremely flexible and can be used as required. The large secluded plot and popular and convenient location are two particular features.

A 2,600sq ft four double bedroom detached family home with a one bedroom self-contained annexe on a plot measuring 0.22 of an acre

Ground Floor

- A spacious **entrance hall** with tiled floor
- **Ground floor cloakroom** finished in a white suite with fully tiled walls
- 21ft impressive and **dual aspect lounge** with double glazed windows looking out to the front garden and double glazed sliding patio doors leading out into a secluded rear garden
- **20ft kitchen/breakfast/dining room** which incorporates ample roll top work surfaces with a low level worktop and inset sink and a good range of base and wall units with under LED lighting
- An excellent range of integrated appliances to include Samsung oven with five ring induction hob and extractor fan, NEF dishwasher, integrated American style fridge/freezer, polished porcelain tiled floor, ample space for dining table and chairs, an air conditioning system with double glazed windows overlooking the front and rear gardens and a double glazed door giving access into the rear garden
- **Bedroom five/study** which is currently used as an office and has double glazed window and double glazed door leading out into the rear garden and a cupboard housing a wall mounted gas fired boiler

Annexe

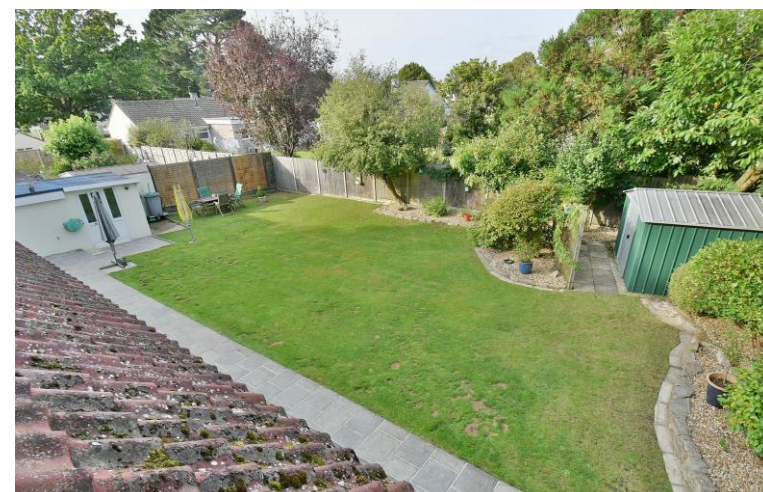
- **Inner entrance hall** with doors leading off to a kitchen, bedroom, bathroom and lounge
- **Generous sized lounge** with double glazed French doors leading out into the rear garden
- **Dining area** with double glazed window to the front aspect
- **Generous sized double bedroom**
- **Bathroom** finished in a white suite incorporating a panelled bath with mixer taps, shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Kitchen** incorporating roll top worksurfaces, base and wall units, integrated oven hob and extractor, recess and plumbing for washing machine, wall mounted gas fired boiler, tiled floor, double glazed window overlooking the rear garden with double glazed door giving access

First floor

- **Spacious first floor landing**
- Impressive **20ft master bedroom** with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, cupboards over the bed recess and drawer storage
- The **master bedroom** enjoys a dual aspect
- **Bedroom two** measures 18ft in length and enjoys a dual aspect
- **Bedroom three** is a 16ft double bedroom with access into the eaves for useful storage
- **Bedroom four** is a double bedroom with a good sized storage cupboard
- **Spacious family bathroom/shower room** finished in a stylish white suite, incorporating a panelled bath with mixer taps, good sized corner separate shower cubicle with multi jetted chrome rain drop shower head and separate shower attachment, wash hand basin with vanity storage underneath, WC fully tiled walls and flooring

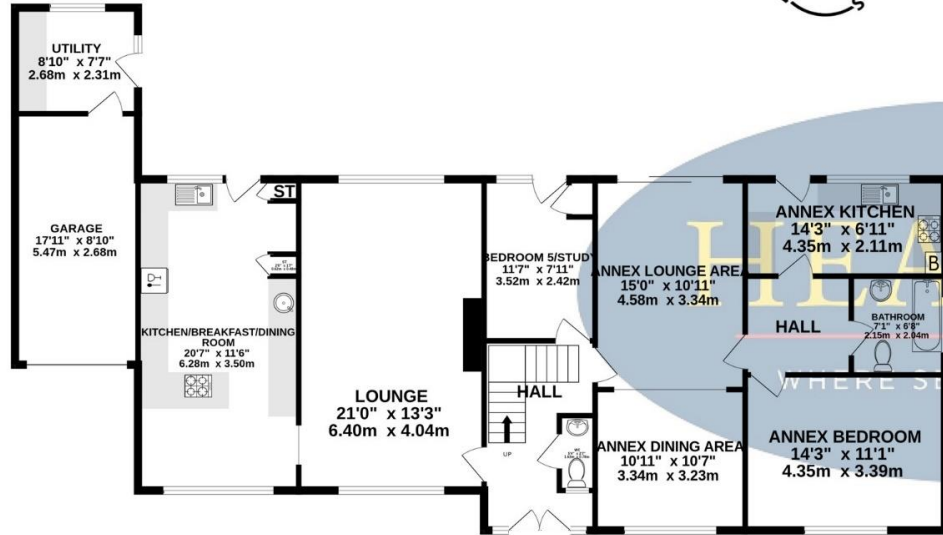
COUNCIL TAX BAND: F

EPC RATING: C

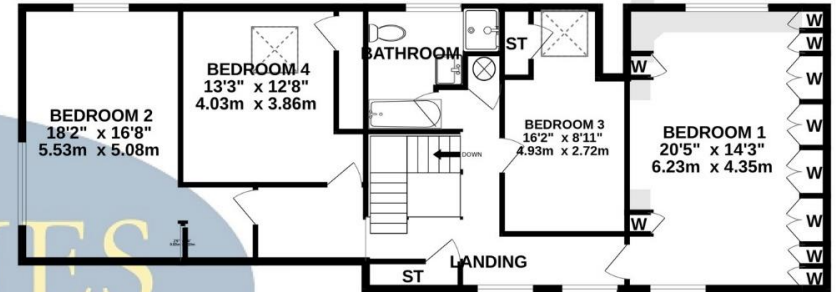




GROUND FLOOR
1595 sq.ft. (148.1 sq.m.) approx.



1ST FLOOR
1098 sq.ft. (102.0 sq.m.) approx.



TOTAL FLOOR AREA : 2692 sq.ft. (250.1 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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Annexe



Annexe kitchen



Annexe bathroom



Annexe lounge area



Annexe dining area



Annexe bedroom



Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measuring approximately 70ft x 45ft
- Adjoining the rear of the property there is a **large paved patio area** and joining the rear of the garage there is useful utility room
- **Utility room**
- The garden itself is predominately laid to lawn
- In the far corner of the garden there is a secure and good sized **storage shed**
- Within the garden there are many attractive plants and shrubs and the garden is fully enclosed by fencing
- A side path leads round into a **side patio area** and side gate
- There is a large area of front lawn and **front driveway** which provides generous off-road parking for several vehicles which in turn leads up to a single garage
- **Single garage** with light and power, metal up and over door, and internal door leading into the utility room
- **Further benefits include** air condition in the kitchen/breakfast/dining room, a gas fired heating system and additional solar heated hot water with solar tubes and double glazing throughout

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



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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