

# Paddocks Way

Longham, Dorset, BH22 9FW





# *“A delightful modern detached family home with the benefit of a larger than average southerly aspect garden”*

**FREEHOLD GUIDE PRICE £485,000 - £500,000**

Occupying a favourable position within this recent development providing four bedrooms, stylish en-suite and family bathroom, superb open plan contemporary kitchen/dining room, ground floor cloakroom and formal living room.

This detached family home is situated towards the end of the close, within a short walk of the designated SANG (Suitable Alternative Natural Green Space) conservation area, ideal for dog walkers with convenient access to Dudsbury Golf Club and local pub, approaching 1 mile from Ferndown’s town centre with its shops and amenities, Wimborne, Bournemouth Airport and the A338 commuter route to the A31 and Bournemouth town centre.

- Offered in excellent decorative order with natural tones of décor

## **Ground Floor:**

- Front door and storm porch
- **Entrance hall** with store cupboard and grey laminate flooring continuing through to the kitchen/dining room
- Well-proportioned **open plan kitchen/dining room** with contemporary gloss kitchen comprising; range of base and wall mounted units, contrasting worktops with 1 ½ bowl sink unit and window above overlooking the rear garden, integrated oven and inset gas hob, space for a washing machine and American style fridge/freezer, space for a large family dining table, laminate flooring and French doors overlooking and giving access out to the rear garden
- **Lounge** with a window to the front aspect
- **Cloakroom** finished in a modern white suite

## **First Floor:**

- **Landing** with hatch leading to a loft space
- **Bedroom one** with a window to the front aspect
- **En-suite shower room** finished in a stylish modern suite comprising; double shower cubicle, grey tiling and opaque window to the side aspect
- **Bedroom two** with a window to the rear aspect
- **Bedroom three** is currently used as a nursery with soft tones of décor
- **Bedroom four** is currently used as a dressing room (the owner is prepared to leave the range of wardrobes in this room)
- **Bathroom** finished in a modern white suite comprising; panelled bath, concealed WC, wash hand basin, tiled to half height and tiling flooring
- Further benefits include double glazing and gas central heating

**COUNCIL TAX BAND: E**

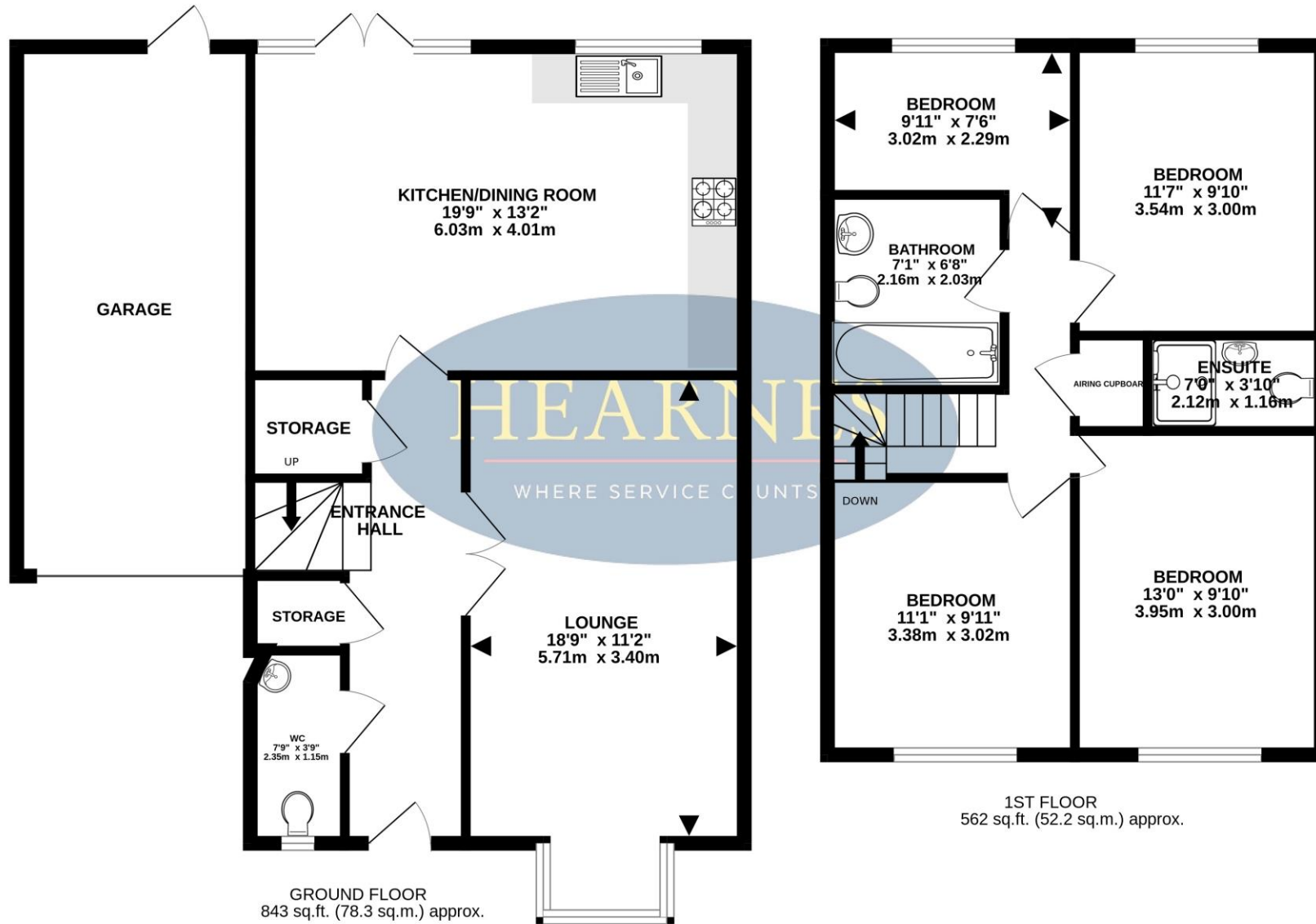
**EPC RATING: B**





TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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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## Outside

- The **rear garden** is larger than the average for this development, with a bright southerly aspect, paved patio, area laid to lawn gently rising to a raised area of decking. The garden is enclosed by timber fencing
- The **front garden** is enclosed by mature well tended hedging with paving and a driveway providing **off-road parking**
- **Single garage** with an up and over door, personal door at the rear into the garden, internal power and lighting

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away. The market towns of Wimborne and Ringwood are both located approximately 7 miles away.



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



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