

# Badgers Walk,

Ferndown, Dorset, BH22 9QF



**HEARNES**

WHERE SERVICE COUNTS



***“A superbly positioned executive family home located at the end of a 130’ private driveway occupying a secluded plot approaching half an acre”***

**FREEHOLD GUIDE PRICE £1,050,000**

This immaculately presented and generous size four double bedrooms, one bathroom, two shower room, three reception room executive family home has a secluded 100’ rear garden, double garage and driveway providing generous off road parking whilst occupying a private plot approaching 0.5 of an acre.

This fantastic family home is nestled away at the end of a 130’ private driveway whilst situated within a small select development of executive family homes.

Badgers Walk was constructed by a local renowned developer who has created an attractive and substantial family homes which have been finished to a high standard.

- **Four double bedroom, three reception room detached family home occupying a secluded plot approaching 0.5 of an acre**
- Large 22’ **reception hall** with oak flooring
- Ground floor **cloakroom** finished in a white suite incorporating a WC and pedestal wash hand basin
- Recently re-fitted and beautifully finished 17’ **kitchen/breakfast room** enjoying a dual aspect incorporating ample quartz worktops with matching upstands, central island unit also finished with a quartz worktop and separate breakfast bar, an excellent range of integrated appliances to include Neff five ring gas hob with extractor canopy above, Neff oven, combination oven, fridge/freezer and dishwasher, porcelain tiled floor, double glazed French doors leading out onto the rear garden patio, opening through into the dining room
- **Dining room** has oak flooring, bespoke fitted shelving and cupboard storage, double glazed window overlooking the rear garden
- 23’ Dual aspect **lounge** with a double glazed window to the front aspect and double glazed French doors leading out onto the rear garden and patio. An attractive focal point of the room is a stone open fireplace which also has a gas point
- **Snug/family room** which enjoys a dual aspect, double glazed windows overlooking the front and rear garden, internal door leading through into the double garage
- **Utility room** with rolltop worksurfaces, base and wall units, recess and plumbing for washing machine, newly replaced wall mounted gas fired boiler, tiled floor and door leading out into the garden

**First Floor**

- Spacious **first floor landing**
- 15’ Impressive **master bedroom** with an excellent range of fitted wardrobes
- Spacious **en-suite shower room** incorporating a large walk-in shower area, WC with concealed cistern, wash hand basin with vanity storage beneath, additional vanity storage, tiled floor with underfloor heating
- **Bedroom two** is also a generous sized double bedroom benefitting from fitted wardrobes
- **En-suite shower room** finished in a white suite incorporating a good sized shower cubicle, pedestal wash hand basin, WC
- **Bedroom three** is also a double bedroom benefitting from a fitted double bedroom
- **Bedroom four** is again a double bedroom
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, wash hand basin with vanity storage beneath, WC with concealed cistern and additional vanity storage

**COUNCIL TAX BAND: G**

**EPC RATING: C**

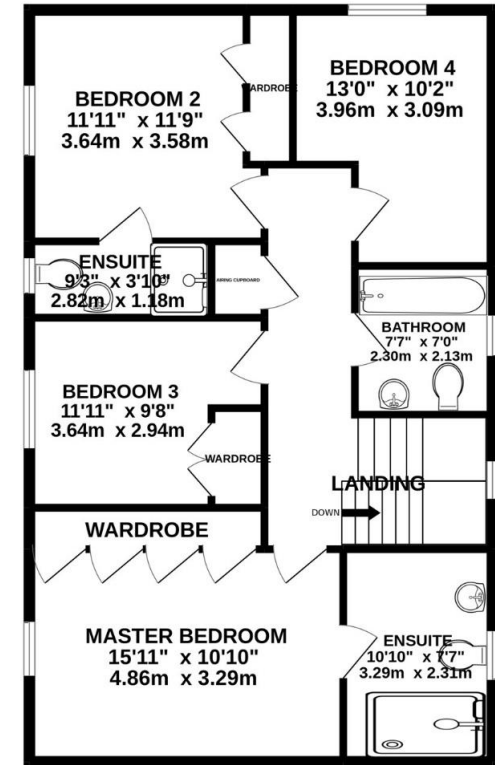
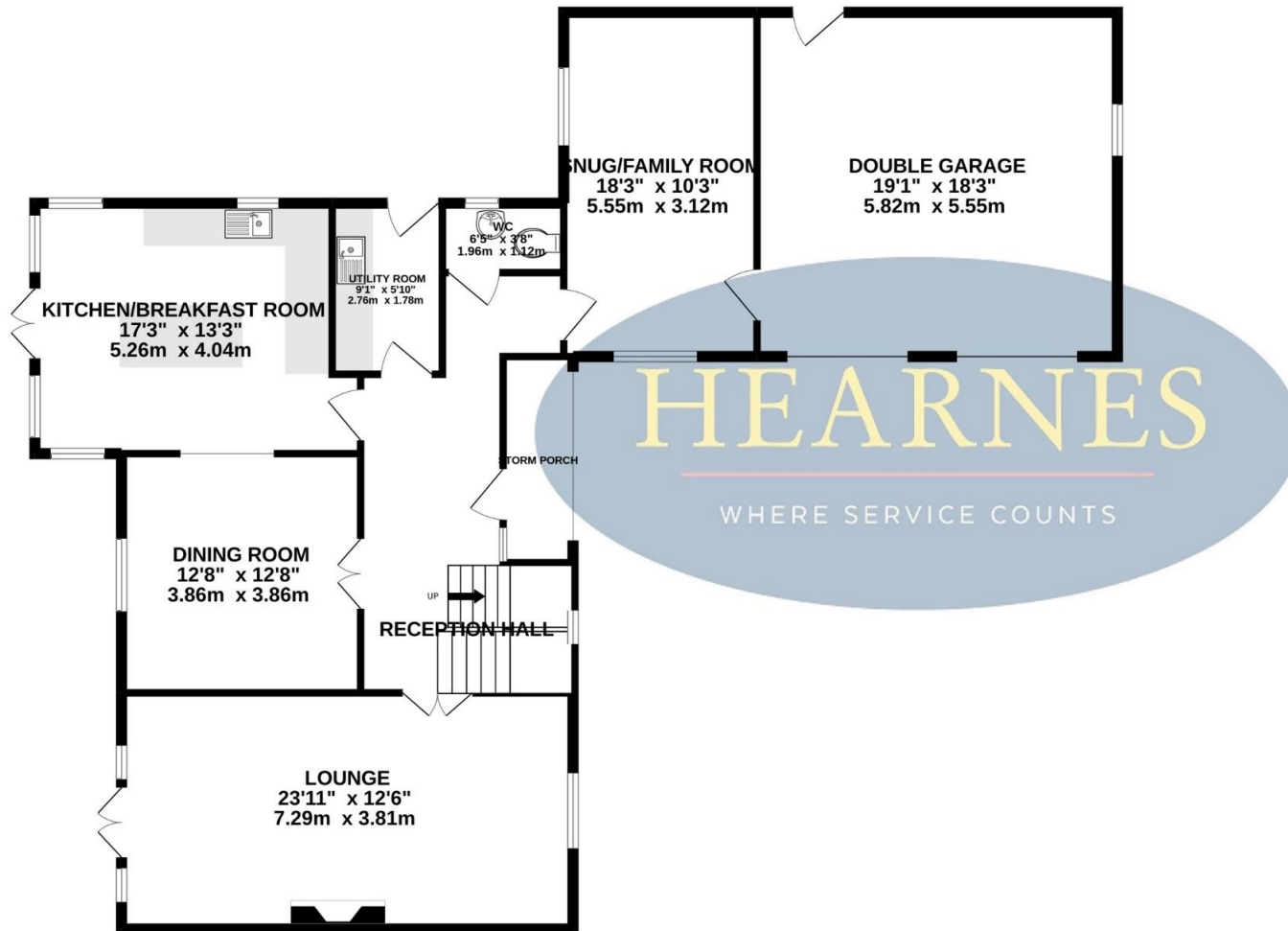






GROUND FLOOR  
1504 sq.ft. (139.7 sq.m.) approx.

1ST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.1 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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## Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately 100' x 90'
- Adjoining the rear of the property there is a large Indian sandstone paved patio. The remainder of the rear garden is predominantly laid to lawn and bordered by mature shrubs and enclosed by fencing.
- The garden continues round to a large area of **side garden**. There is a further area of patio. The side garden itself measures approximately 70' x 55'. Within the side garden there are many attractive mature plants and shrubs, summerhouse and playhouse
- The property is tucked away approached by a long block paved 130' **driveway** which provides generous off road parking for several vehicles and in turn leads up to a double garage
- **Double garage** has two remote control up and over doors, double glazed window, loft storage, a rear personal door and an internal door leading through into the snug/family room
- **Further benefits** include a gas fired heating system with a replacement boiler, double glazing and a security alarm

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1 mile away. The market towns of Wimborne and Ringwood are located approximately 4 and 5 miles away respectively.



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