

Wincombe Drive

Ferndown, Dorset, BH22 8HX



HEARNES

WHERE SERVICE COUNTS



“An immaculately presented 2,300 sq ft family home in a sought after location”

FREEHOLD GUIDE PRICE £700,000

This impeccably presented and extremely spacious five bedroom, two shower room, one bathroom three reception room detached family home has a large single garage and driveway providing generous off-road parking. Situated in a popular and convenient location within Ferndown.

This superbly positioned 2,300 sq ft family home has been owned by the current owners since it was originally constructed 18 years ago. The property has undergone a number of recent improvements and offers light and spacious accommodation in immaculate condition.

- **2,300 sq ft five double bedroom, three reception room detached family home in a sought after location**

Ground Floor:

- **22ft Impressive entrance hall**, with internal door through to the garage
- **Cloakroom** finished in a stylish white suite
- **17ft Lounge** with a bay window overlooking the front garden and a contemporary living flame gas fire with Portland stone surround creating an attractive focal point
- **17ft Spacious kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, central island unit which continues round to form a breakfast bar with storage beneath, and excellent range of integrated appliances to include oven, grill, hob and extractor, dishwasher, recess for an American style fridge/freezer, tiled floor, window overlooking the rear garden and double doors giving access
- Good sized **utility room** with a recess and plumbing for a washing machine, space for a tumble dryer, sink unit, tiled floor and a door leading out to a side path
- **Separate dining room** with ample space for a 6-seater dining table and chairs and windows overlooking the rear garden
- Generous sized **office** enjoying a dual aspect, overlooking the rear garden and a door leading out to a side path

First Floor:

- **Spacious landing**
- **Bedroom one** is an impressive 20ft double bedroom enjoying a dual aspect
- **Walk-in wardrobe** with hanging rails and shelving
- **En-suite wet room** recently refitted in a stylish white suite incorporating a good sized walk in shower area with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, wc, fully tiled walls and flooring
- **Bedroom two** is also a generous sized double bedroom benefitting from two fitted wardrobes
- Spacious **en-suite shower room** finished in a stylish white suite, with fully tiled walls and flooring
- **Bedroom three** is also a double bedroom benefitting from fitted double wardrobes
- **Bedroom four** is again a double bedroom with fitted double wardrobes
- **Bedroom five** is another double bedroom with fitted double wardrobes
- **Family bathroom** finished in a modern white suite incorporating a panelled bath, good sized separate corner shower cubicle, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits** include double glazing and a gas-fired heating system

COUNCIL TAX BAND: G

EPC RATING: C

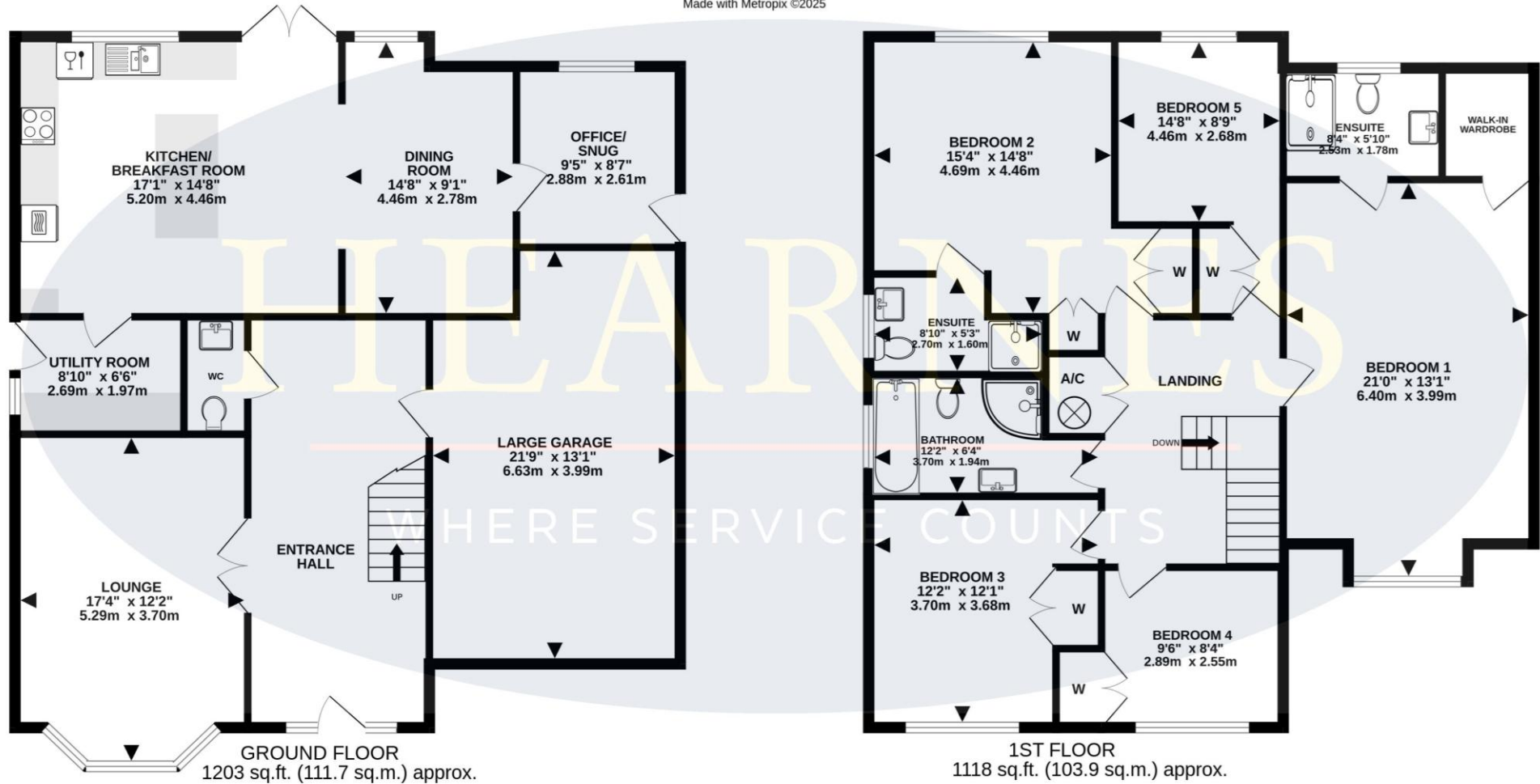




TOTAL FLOOR AREA : 2321 sq.ft. (215.6 sq.m.) approx.

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

- **Rear garden** measuring approximately 30ft x 45ft, is fully enclosed and offers a good degree of seclusion. Adjoining the rear of the property there is a paved patio enclosed by a low-level wall. Steps lead up to a good sized lawned area which is bordered by well-stocked flower beds. There are paths located on either side of the property
- Double wrought iron gates open onto a front driveway which provides generous **off-road parking** for several vehicles
- Good sized area of front lawn with a paved patio area. The lawn is bordered by well-stocked flower beds
- Large **integral single garage** with a remote control up and over door, wall-mounted gas-fired Worcester boiler, light, power and an internal door leading through into the property

Ferndown offers an excellent range of shopping, leisure and recreational facilities, and has a Championship Golf Course located on Golf Links Road.



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