

The Laurels

Ferndown, Dorset BH22 9TB





“Tucked away at the end of a small, select development on a private, corner plot with no chain”

FREEHOLD GUIDE PRICE £750,000

This superbly positioned and well maintained four bedroom, one bathroom, one shower room, three reception room detached family home has a 70ft private, west facing rear garden, double garage, large car port and driveway providing generous off road parking.

The property is tucked away at the end of a cul-de-sac whilst enjoying a small, select development in a sought after, yet convenient location within Ferndown. The larger than average and secluded plot is a particular feature. The property has been owned by the current owners for circa 31 years and now comes to the market offered with no onward chain.

- **Four bedroom detached family home occupying a good sized, private, corner plot with no chain**

Ground floor:

- Good sized **entrance hall**
- **Cloakroom** incorporating a WC with pedestal wash hand basin
- 20ft Dual aspect **lounge** with window to the front aspect and sliding patio doors leading out into the rear garden
- Generous size separate **dining room** with double doors leading through into the lounge and window overlooking the rear garden
- **Study** with window to the front aspect
- **Kitchen/breakfast room** incorporating roll top worksurfaces with a good range of base and wall units, integrated oven, hob and extractor, ample space for breakfast table and chairs, window overlooking the rear garden
- Good size **utility room** with ample floor and wall storage cupboards, recess and plumbing for washing machine and dishwasher, space for fridge/freezer, cupboard housing a wall mounted gas fired replacement Vaillant boiler, window overlooking the rear garden and door giving access

First floor:

- **Bedroom one** is a good sized double bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets and dressing table with window overlooking the rear garden
 - **Dressing area** with fitted floor to ceiling wardrobes with mirrored sliding doors, window to the front aspect
 - Good size **en-suite bathroom** incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin, WC, partly tiled walls
 - **Bedroom two** is also a good size double bedroom with fitted wardrobes and dressing table, window to the rear aspect
 - **Bedroom three** is a double bedroom with fitted wardrobes and window to the front aspect
 - **Bedroom four** is a generous size single bedroom with window to the rear aspect
 - **Shower room** finished in a modern white suite incorporating a good size corner shower cubicle, WC, pedestal wash hand basin, partly tiled walls
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- **Further benefits** include; double glazing, a gas fired heating system with replacement boiler, replacement UPVC fascias and soffits and the property now comes to the market offered with no onward chain

COUNCIL TAX BAND: F

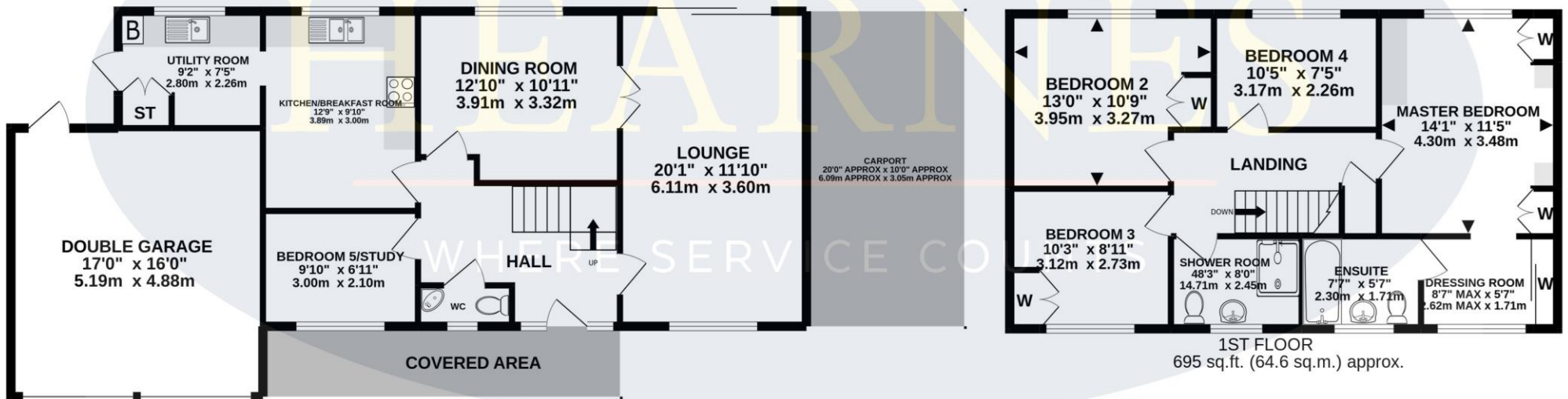
EPC RATING: D





TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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 measures approximately 70ft x 50ft, faces a westerly aspect and offers an excellent degree of seclusion
- Extending the full width of the property there is a generous size **paved patio**. The remainder of the garden is predominantly laid to lawn and is bordered by well stocked flower beds. Within the garden there is a **summer house, workshop and useful timber storage shed**. A paved path leads round to a side gate on one side of the property, whilst on the opposite side of the property there is a **large car port**
- The **car port** provides an ideal space for storage of boat or caravan and has double wooden gates which open to provide vehicle access
- **The double garage** has a fully boarded loft storage space above with double width access hatch, two metal up-and-over doors, light and power and a rear personal door
- A **front gravelled driveway** provides generous off road parking which, in turn, leads up to a double garage and round to a car port

The Laurels is a small select development of just nine houses, situated off a sought after tree lined road within Ferndown. Ferndown offers excellent First Middle and Upper Schools and a range of shopping, leisure and recreational facilities with the town centre conveniently located less than 1 mile away. Ferndown also boasts a Championship golf course on Golf Links Road approximately 2 miles away.



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