

Fernlea Close

Ferndown, Dorset, BH22 8HH





“Tucked away in a sought after and convenient cul-de-sac location with a 70ft secluded rear garden”

FREEHOLD GUIDE PRICE £600,000

This superbly positioned and extended three double bedroom, one bathroom, one shower room, two reception room detached chalet style family home has a 70ft secluded and landscaped rear garden, detached single garage and driveway providing generous off-road parking.

This conveniently located and deceptively spacious 1,600sq ft family home is offered in immaculate condition and has undergone a number of improvements. The generous sized landscaped and secluded plot is a particular feature, along with the sought after yet convenient location approximately 600 metres from Ferndown’s town centre.

- **An extended three double bedroom detached family home in a sought after and convenient cul-de-sac**

Ground Floor:

- **Entrance porch**
- 19ft Impressive **entrance hall**
- **Cloakroom** finished in a white suite
- **22ft Lounge** with a living flame log effect gas fire, window to the front aspect and a study area with French doors leading out to the rear garden
- Refitted **modern kitchen** incorporating ample worktops, a good range of base and wall units with underlighting, an excellent range of integrated appliances to include Neff double oven, AEG 5 ring gas hob with extractor canopy above, Zanussi dishwasher, integrated fridge, tiled floor, window overlooking the rear garden and door leading through to the utility room
- **Utility room** with space for a fridge/freezer, recess and plumbing for a washing machine, tiled floor and a door leading out to the rear garden
- **Dining area** with ample space for a six-seater dining table and chairs
- **Snug area** with French doors leading out to the rear garden
- **Bedroom one** is a generous sized double room
- Spacious **en-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, chrome raindrop shower head and separate shower attachment, wc, wash hand basin with vanity storage beneath, fully tiled walls and flooring

First Floor:

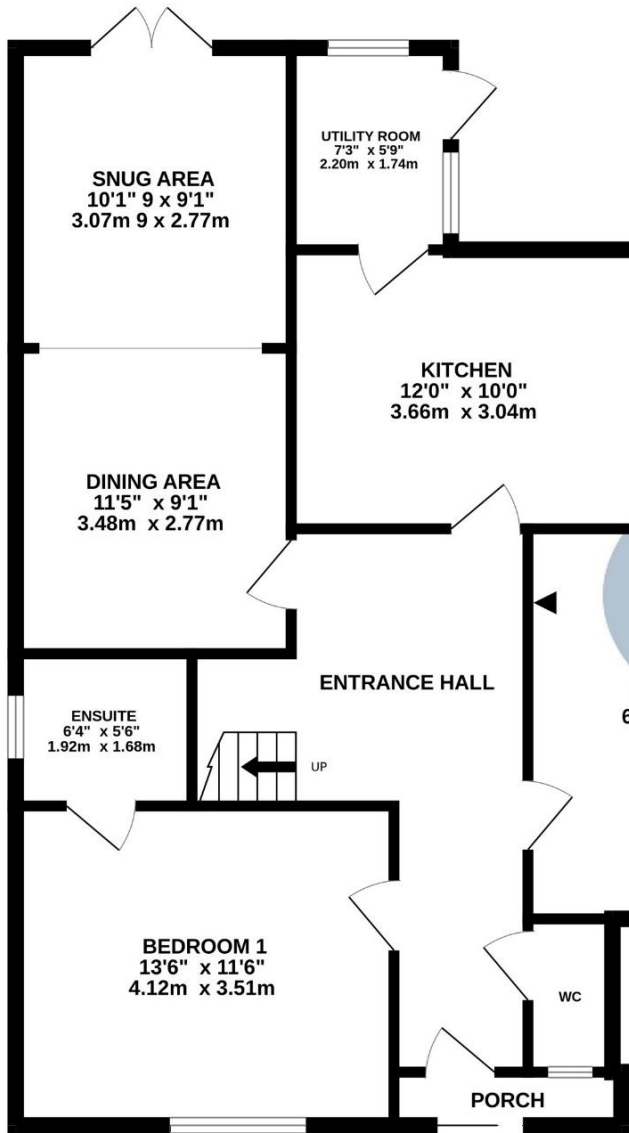
- Family **bathroom/shower room** incorporating a panelled bath with mixer taps and shower attachment, good sized separate shower cubicle with chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath and tiled floor
- **Bedroom two** is a generous sized double bedroom with access into the eaves for useful storage
- **Bedroom three** is also a double bedroom with access into the eaves for useful storage
- **Further benefits** include double glazing and a gas-fired heating system

COUNCIL TAX BAND: F

EPC RATING: D





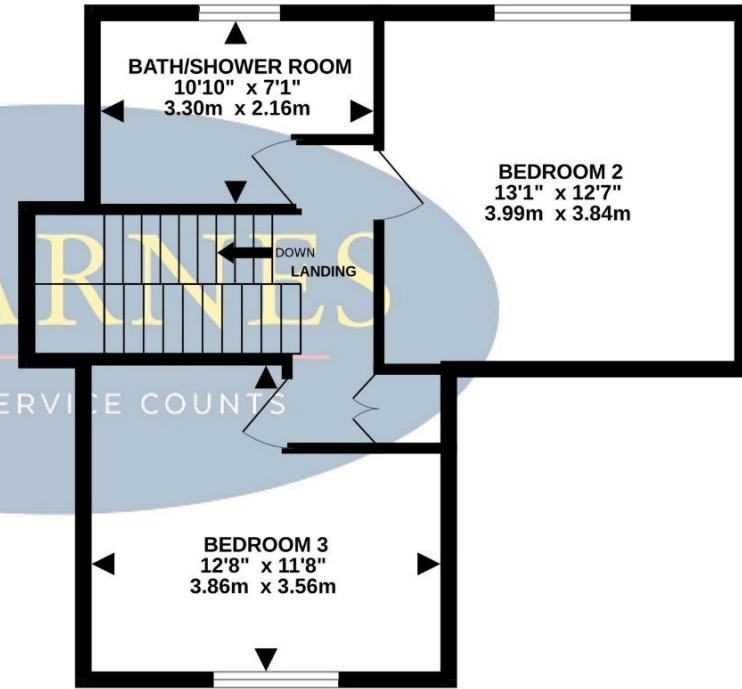


GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.

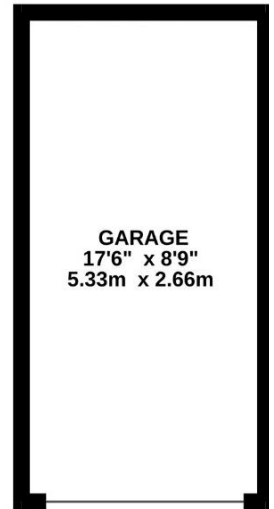
TOTAL FLOOR AREA : 1626 sq.ft. (151.0 sq.m.) approx.

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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1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



NOT LOCATED IN EXACT POSITION
152 sq.ft. (14.2 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 70ft x 45ft, has been landscaped and is fully enclosed. Adjoining the rear of the property there is a large Indian sandstone paved patio, with double side gates leading out to the side driveway. The remainder of the garden is predominantly laid to lawn. At the far end of the garden there is a further area of large Indian sandstone patio and a useful timber storage shed
- A front and side driveway provides generous **off-road parking**. A side driveway leads round to double wooden side gates which open to give vehicle access to a detached single garage
- **Single garage** with metal up and over door, light, power and a useful eaves storage area

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



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