

Pinewood Gardens

Ferndown, Dorset, BH22 9TT



HEARNES

WHERE SERVICE COUNTS



“An extremely spacious 2,400 sq ft character family home occupying a private corner plot”

FREEHOLD GUIDE PRICE £625,000

This superbly positioned and generous sized four bedroom, one bathroom, one shower room, three reception room detached character family home has a converted loft space with a detached double garage and generous off road parking sitting centrally on a good sized private corner plot.

Pinewood Gardens is a small select development originally built in 1984. This particular property has undergone a number of recent improvements which include a stunning recently refitted kitchen/breakfast room. The property has many features giving it charm and character with exposed ceiling beams, latch and lever wooden panelled internal doors, exposed brick feature walls with exposed timbers in the dining room and reception hall as well as a beautiful exposed brick inglenook fireplace with wood burning stove in the lounge.

- **Four bedroom detached family home with converted loft space**
- Generous size **reception hall**
- Ground floor **cloakroom** incorporating a WC, wall mounted wash hand basin, tiled floor
- Separate **dining room** with window overlooking the rear garden and door giving access
- **Study/office** enjoying a pleasant outlook over the front garden
- **Kitchen/breakfast room** has been recently re-fitted, with the kitchen cupboards supplied by Kitchen House and has been superbly finished with extensive quartz worktops and upstands. The worktops continue round to form a breakfast bar, there is an inset sink with Quooker hot water tap, good range of base and wall units with underlighting and kickboard lighting, integrated Neff oven and combi oven, warming drawer, Samsung induction hob with extractor canopy above, Neff fridge freezer and dishwasher, walk-in larder cupboard, Amtico LVF tile flooring, window overlooking the rear garden with electronically operated blind
- **Utility room** has been beautifully finished with extensive quartz worktops with upstands, recess and plumbing for washing machine and tumble drier with outlet, cupboard houses a wall mounted recently installed gas fired combi boiler, Amtico LVF tile flooring and door leading out to the garden
- 20' Triple aspect **lounge**, an attractive focal point of the room is an exposed brick inglenook fireplace with wood burning stove and stone hearth, double internal doors lead through into the conservatory
- 14' **Conservatory** is fully double glazed, enjoys a pleasant outlook over the rear garden and has double glazed French doors giving access

First Floor

- 21' Triple aspect **master bedroom** with one double and one single wardrobe
- **En-suite bathroom** finished in a white suite incorporating a corner bath with shower over, WC, wash hand basin with vanity storage beneath, tiled floor with electric under floor heating
- Spacious family **bathroom/shower room** incorporating a panelled bath, separate shower cubicle, WC, wash hand basin with vanity storage beneath, tiled floor with electric under floor heating
- Two further **double bedrooms**, one with a fitted double wardrobe
- Good size **single bedroom**

Second floor

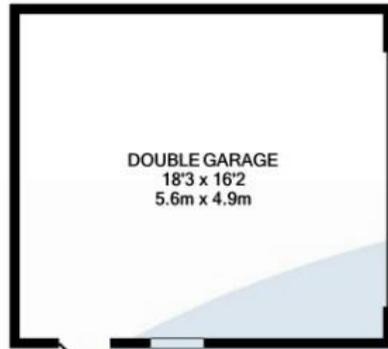
- **Loft space** has been converted into two useful areas which could be used as required, currently being used as a studio and a hobby space

COUNCIL TAX BAND: G

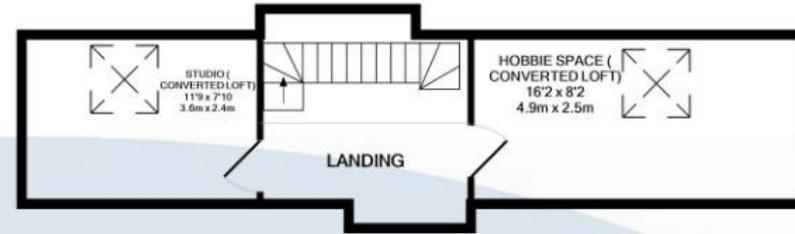
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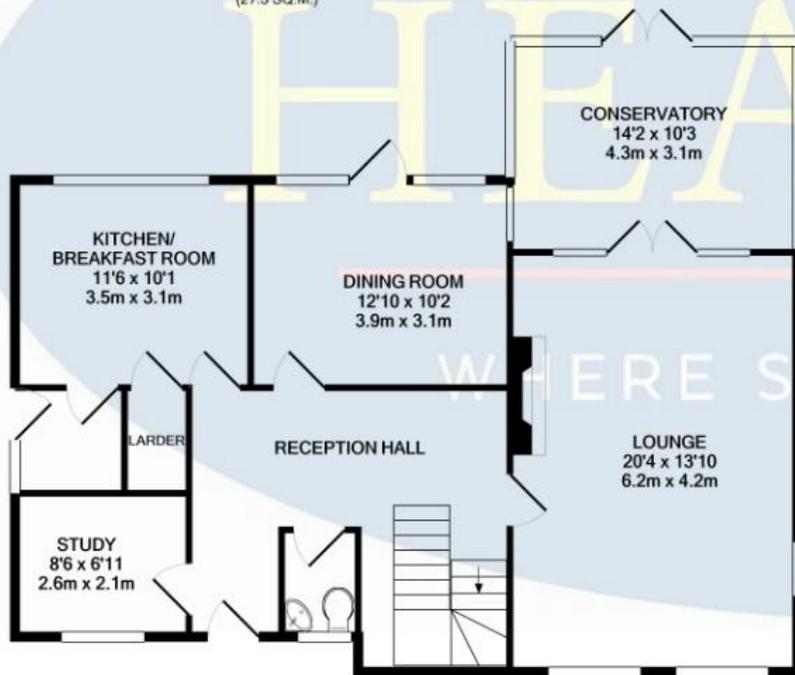




NOT LOCATED THE THE EXACT POSITION
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 330 SQ.FT.
(30.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 978 SQ.FT.
(90.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2461 SQ.FT. (228.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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** measures approximately 55' x 30', is mainly laid to lawn and is surrounded by well stocked shrub borders and flower beds with a pond and rockery. There is a block paved path which leads round to a greenhouse and a side gate with a side door into the property
- A wooden five bar gate opens up onto a block paved **driveway** providing off road parking for 4 to 5 vehicles. The driveway in turn leads up to a detached double garage
- The **front garden** measures approximately 55' x 35', is laid to lawn, offers a good degree of privacy and is fully enclosed. Within the front garden there is a timber shed currently used as a log store
- Detached **double garage** has a remote control up and over door, light and power and a side door
- **Further benefits** include replacement double glazing and a recently installed gas fired combi boiler

Ferndown is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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