



HEARNES

WHERE SERVICE COUNTS

Wollaton Road, Ferndown
Dorset, BH22 8QS

FREEHOLD

OFFERS IN EXCESS OF £500,000

This superbly positioned and extended four double bedroom, one shower room, one bathroom, two reception room detached family home has a 45ft private rear garden, single garage and generous off-road parking. Nestled away in a peaceful cul-de-sac whilst enjoying a popular location close to amenities.

- **Four double bedroom detached family home**

Ground Floor:

- **Entrance porch and entrance hall** with oak flooring
- **17ft Lounge** enjoying an attractive limestone fireplace with living flame electric fire and a window facing a southerly aspect
- **Kitchen** incorporating work surfaces, base and wall units, integrated oven, grill and hob, stainless steel one and a half bowl sink unit and drainer, recess and plumbing for an American style fridge/freezer, integrated Bosch dishwasher and a window overlooking the rear garden
- **Utility room** with a recess and plumbing for a washing machine and a window and door giving access out to the rear garden
- Separate **dining room** with sliding patio doors leading out to the rear garden
- **Cloakroom** finished in a white suite to incorporate a WC, pedestal wash hand basin, double coat cupboard and under stairs storage cupboard

First Floor:

- Generous sized **master bedroom**
- **En-suite shower room** finished in a stylish white suite to incorporate a good-sized shower cubicle, WC, wall mounted wash hand basin and vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is a 15ft Dual aspect double room
- **Bedroom three** is a double bedroom with two fitted double wardrobes
- **Bedroom four** is also a double bedroom
- **Family bathroom/shower room** finished in a white suite to incorporate a panelled bath with mixer taps, separate shower cubicle, wash hand basin with vanity storage beneath and WC
- **Rear garden** offering an excellent degree of seclusion, is beautifully kept and measures approximately 40t x 35ft. Adjoining the rear of the property there is an ornately shaped paved patio area, with a path leading round to a side gate and a further path leading to another paved patio area. The remainder of the garden is predominantly laid to lawn, surrounded by well-stocked flower beds
- Front block paved driveway providing **off-road parking** for approximately two vehicles
- **Single garage** with an up and over door, side door, wall-mounted gas-fired boiler, light and power
- Further benefits include double glazing, UPVC fascias and soffits, a gas-fired central heating system with replacement boiler and a security alarm

There is a small selection of amenities on Glenmoor Road, approximately 500 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: E

EPC RATING: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“A cleverly extended family home, tucked away in a peaceful cul-de-sac location”



TOTAL APPROX. FLOOR AREA 1598 SQ.FT. (148.4 SQ.M.)



Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141

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