

'Pendaya'

Aldridge Road, Ferndown, Dorset, BH22 8LT



HEARNES

WHERE SERVICE COUNTS



“A substantially enlarged 1950’s executive family home sitting proudly on a west facing secluded plot which is approaching ½ an acre”

FREEHOLD GUIDE PRICE £1,050,000

This superbly positioned and substantially enlarged five bedroom, one bathroom, one shower room, two reception room detached family home has a 13 ft conservatory overlooking a 155 ft secluded west facing rear garden, with a 27 ft tandem garage and block paved driveway providing generous off-road parking. Situated on a secluded plot measuring 0.48 of an acre.

‘Pendaya’ is a deceptively spacious family home which was substantially enlarged in 1998, with further scope for the property to be enlarged and enhanced (subject to the necessary planning consents). The plot and position are two particular features, along with the extremely sought after cul-de-sac location, situated in arguably one of the best locations within Ferndown. Conveniently approximately 800 metres from the Club house of Ferndown’s Championship Golf Course.

- **A 2,400 sq ft extended five bedroom detached family home, occupying a westerly facing secluded plot measuring 0.48 of an acre**

Ground Floor:

- Spacious **entrance hall**
- **19 ft Triple aspect lounge** with an exposed brick fireplace, wood burning stove and wooden mantel above creating a focal point, French doors lead out to the conservatory
- **14 ft Conservatory** which is fully double glazed, has radiators allowing for this room to be used all year round, a tiled floor and French doors leading out to the rear garden
- **Dining room/sitting room** with a feature fireplace and window overlooking the front garden
- **13 ft Utility area** with recess and plumbing for a washing machine, tiled floor and a door leading out to the side driveway, an arch leading through to the kitchen/breakfast room and a further door to the inner lobby
- **Inner lobby** with a door leading out to the conservatory and a further door leading through to the cloakroom, which is finished in a white suite
- **19 ft Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units with underlighting, integrated oven, grill, hob and extractor, integrated dishwasher and fridge, recess for a fridge/freezer, ample space for a breakfast table and chairs, windows overlooking the secluded rear garden and an internal door through to the 27 ft tandem garage

First Floor:

- First floor **landing**
- **Bedroom one** is a generous sized double bedroom enjoying a pleasant outlook over the rear garden
- Spacious **en-suite shower room** finished in a white suite incorporating a good sized corner shower cubicle, pedestal wash hand basin, WC, fully tiled walls and flooring
- **Three further generous sized double bedrooms and a single bedroom**
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, WC, pedestal wash hand basin and fully tiled walls
- **Further benefits** include double glazing and a gas-fired heating system

COUNCIL TAX BAND: G

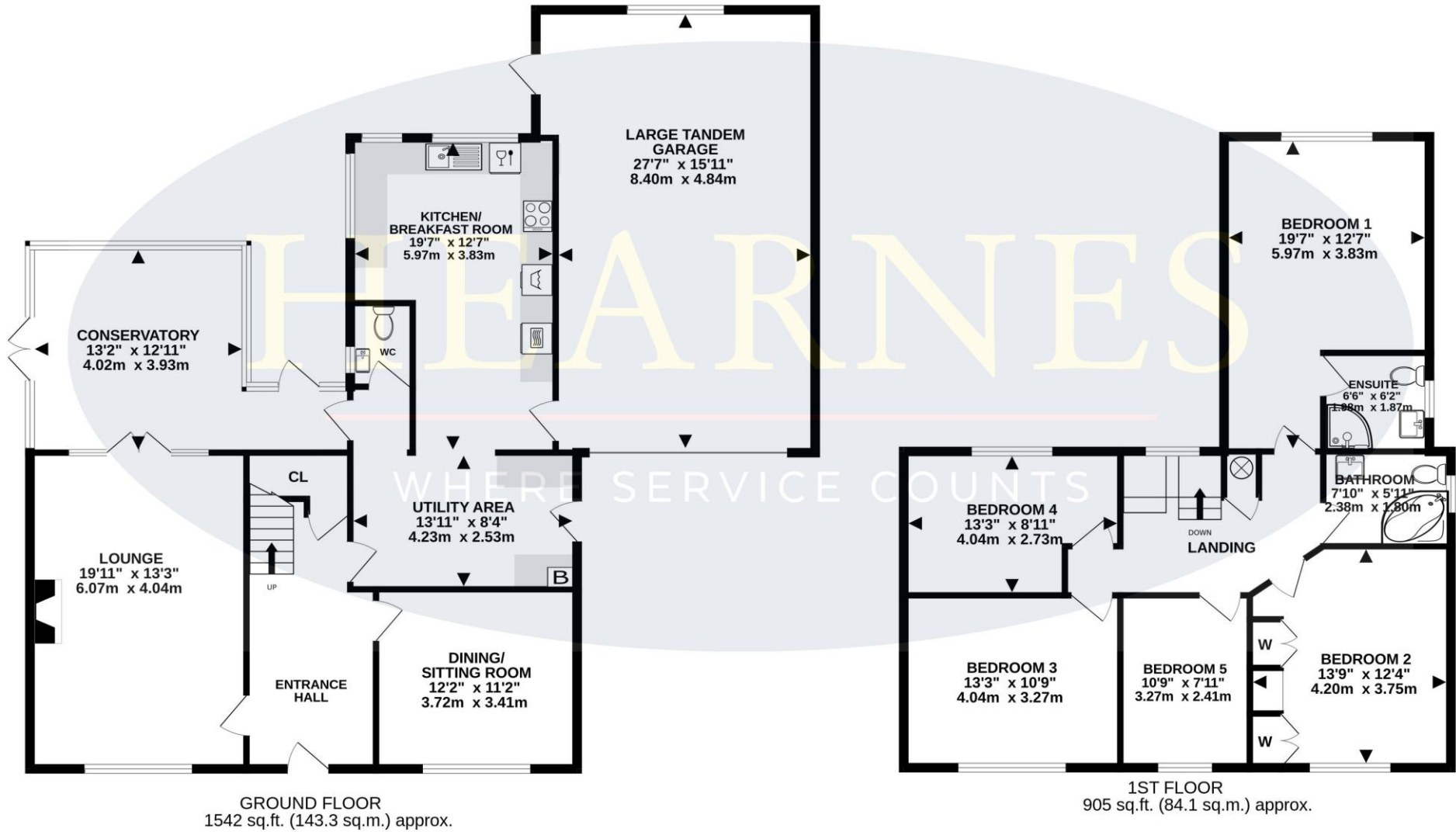
EPC RATING: D





TOTAL FLOOR AREA : 2447 sq.ft. (227.3 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

- Block paved driveway providing generous **off-road parking** which in turn leads up to a tandem garage
- Located alongside the property there is a **bin/log store** and wooden side gates giving access to the rear garden
- **Rear garden** which is without doubt a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and measures approximately 155 ft x 95 ft. Adjoining the rear of the property there is an Indian Sandstone paved patio with low level wall and integrated lighting. Steps lead down to a large expanse of well kept formal lawn where there is a pond with adjoining patio. Within the rear garden there is a greenhouse and two useful timber storage sheds. The lawn continues down to the far end of the garden where there is an area of mature garden. The garden itself is fully enclosed by mature shrubs and fencing. The garden must be seen to be fully appreciated
- **27 ft Tandem garage** with a remote control roll up and over door, light, power, a rear personal door and an internal door through to the kitchen/breakfast room

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.



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