

Cedar Way

Ferndown, BH22 9UE



HEARNES

WHERE SERVICE COUNTS



“Impressive executive style four/five bedroom detached family home backing onto paddocks”

FREEHOLD PRICE £725,000

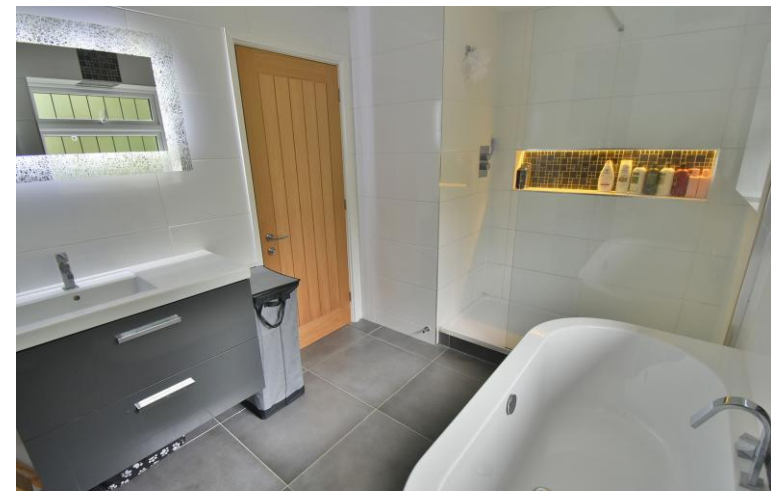
This exceptional well proportioned detached family home is beautifully presented throughout and provides versatile living to include four first floor double bedrooms served by a luxurious en suite and family bathroom together with a potential ground floor fifth bedroom/study, a spacious living room with bi-fold doors, additional 18' snug and wonderful open plan bespoke kitchen and dining area. Other benefits include a separate utility room, reception hallway, cloakroom, part galleried landing, double glazing, gas central heating, integral single garage, paved driveway parking for several vehicles with an EV charging point, well maintained mature landscaped front and rear gardens with a pleasant woodland aspect from the rear and paddock beyond.

The property occupies a premium position a short walk from gated access to miles of walks through protected woodland, ideal for dog walkers and families.

- Convenient covered storm porch with a double glazed front door and window to the entrance hall
- **Entrance hall** with stairs leading to the first floor landing, wood laminate flooring, bespoke double oak doors with unique glazed panels to the living room
- Spacious **living room** with double glazed bi-folding doors giving access to and overlooking the rear garden, recess fireplace with inset wood burner and tiled hearth
- **Cloakroom** with WC, wash hand basin, vanity unit, part tiled, double glazed window
- **Reception room/study** with a double glazed window to the front aspect
- **Snug** with a double glazed window to the front aspect, wood laminate flooring
- Impressive bespoke open plan **kitchen/breakfast/dining room** comprising a range of base and wall mounted units with adjoining woodblock worksurfaces, additional French dresser style unit with glazed and lit display cabinets, sink unit with mixer tap and double glazed window above overlooking the garden, space and gas point for a Range style cooker with extractor above, inset microwave, space for tall standing fridge freezer, larder style cupboard with spice rack, tiled flooring throughout, double glazed door giving access to the raised decking. In the dining area there is a stylish quartz panelled wall and a double glazed window overlooking the rear garden, door leading to the utility room
- **Utility room** with matching set of base and wall mounted units, worktops, 1.5 bowl sink unit with mixer taps, wall mounted Worcester gas combination boiler, space and plumbing for washing machine and dishwasher, continuation of the tiled flooring, double glazed door giving convenient access to the large side access pathway
- First floor **landing** with hatch to loft, door to cupboard housing the hot water tank, part galleried area, double glazed window to the front aspect
- **Bedroom one** is an extremely well proportioned main bedroom, double glazed window to the front aspect, an extensive range of built in wardrobes with double doors, hanging space and drawers, wood laminate flooring, solid oak door to the en suite
- **En suite shower room** fitted in a stylish matching suite with a walk-in dual width shower cubicle with glazed screen and overhead rainfall shower, vanity unit with Monobloc wash hand basin, WC, opaque double glazed window, contemporary heated towel rail, tiled walls and flooring
- **Bedroom two** has a double glazed window to the rear aspect with fitted wardrobes
- **Bedroom three** has a double glazed window to the front aspect, range of fitted wardrobes across the entire width of one wall
- **Bedroom four** has a double glazed window to the rear aspect
- Contemporary **family bathroom** comprising dual ended bath tub with inset hot and cold tap and retracting handheld shower, vanity unit with Monobloc sink unit and mixer tap, superb dual width walk-in shower unit with glazed screen and overhead rainfall shower and display recess, opaque double glazed window to the rear aspect, contrasting tiled floor and fully tiled walls

COUNCIL TAX BAND: G

EPC RATING: C

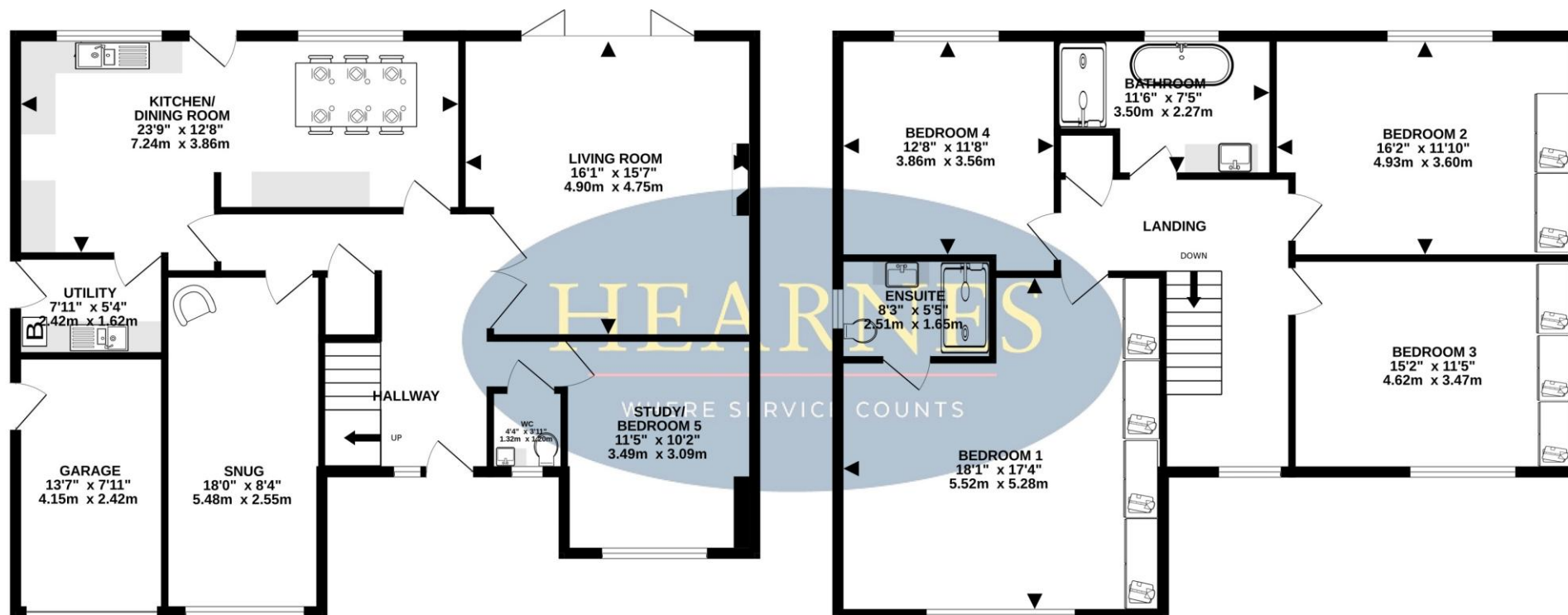




GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 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** measures 56' x 44' and has been thoughtfully landscaped to make the most of the secluded outlook with raised timber decking, corner patio, level lawn and a section of artificial turf enclosed entirely by panel fencing. There is access to both sides of the house, an outside water tap and a convenient side patio with timber gates leading to the driveway
- The **front** of the property has a section of landscaped garden. Timber gates lead to side storage
- Paviour **driveway** provides off road parking for several vehicles leading to the integral garage
- Integral **garage** has an up and over door, internal power and lighting and side access

Agents Note: Please note the property is a timber framed construction



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