

Ameysford Road

Ferndown, Dorset BH22 9PY



HEARNES

WHERE SERVICE COUNTS



“Versatile detached chalet home four bedrooms, bathroom & en-suite, 21ft lounge, garage and gardens to three sides”

FREEHOLD PRICE £425,000

This well-proportioned detached chalet property occupies a private corner position with grounds to three aspects, driveway to the garage and potential parking.

Accommodation comprises; four bedrooms, two on the first floor served by a separate WC and ground floor bathroom and an impressive ground floor main bedroom with en-suite shower room and a sitting/day room (optional study/bedroom) with sliding patio doors to the rear garden, a spacious dual aspect lounge, separate dining room and fitted kitchen.

Other benefits include gas central heating, double glazing, a 20ft garage, private main section of garden and an area to the front that could provide a further garden and parking.

Ground floor:

- **Entrance porch** with double glazed door to the entrance hall
- **Entrance hall** with cupboard housing gas combi-boiler (approximately 3 years old)
- **Living room** with dual aspect double glazed windows
- **Dining room** with double glazed window and arch to the kitchen
- **Kitchen** comprising a range of base and wall mounted units with work tops, gas point for cooker, integrated fridge/freezer with plumbing for washing machine, integrated Bosch dishwasher, LED lighting, 1.5 bowl sink unit with double glazed window above, double glazed door to the front aspect
- **Bedroom one** has a comprehensive range of fitted wardrobes and furniture, double glazed window and vanity unit with sink unit and cupboard above, door to the en-suite
- **En-suite shower room**, fully tiled walls and flooring, fitted shower cubicle, WC, opaque double glazed window
- **Bathroom** with fully tiled walls, comprising low level bath, glazed shower screen, WC, bidet, wash hand basin, opaque double glazed window
- **Sitting/day room** with double glazed sliding doors giving access to and overlooking the rear garden and internal staircase to the first floor (could be used as a study/bedroom)

First floor:

- **Landing**
- **Cloakroom WC** with a door giving access to eaves storage
- **Bedroom two/study** with double glazed window, low entry access to eaves
- **Bedroom three** double glazed window

COUNCIL TAX BAND: E

EPC RATING: C

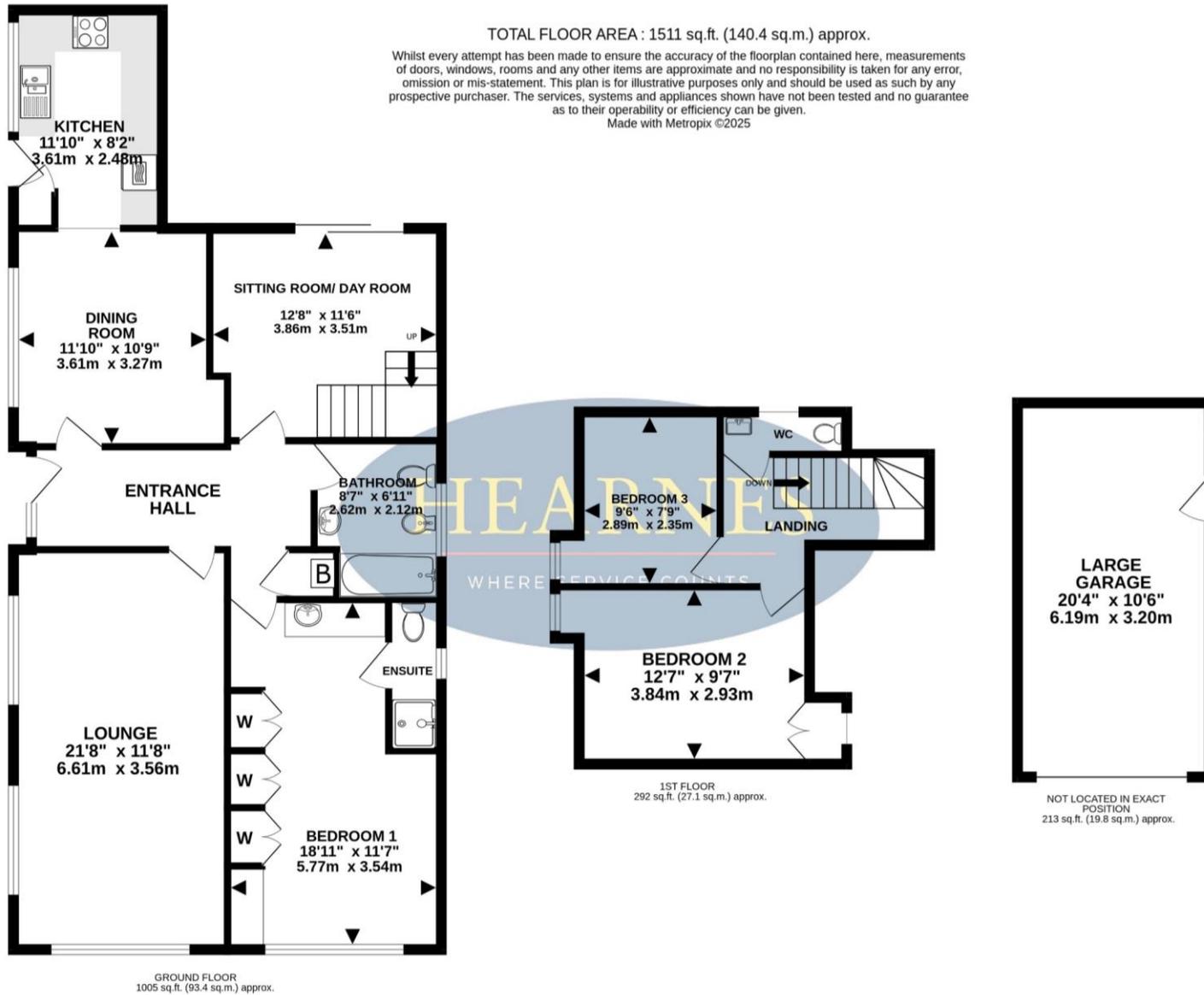




TOTAL FLOOR AREA : 1511 sq.ft. (140.4 sq.m.) approx.

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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AGENTS NOTE: 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.





Outside

- **Front aspect path** to front door with well proportioned side garden and parking access laid to shingle
- **The rear garden** has been designed with low maintenance in mind with a level lawn providing a secluded south westerly aspect and enclosed by timber fencing with a gate to the driveway and garage
- **Garage** measuring approximately 20ft 4in x 10ft 6in with internal power and light and internal door to the garden

The property is situated in an extremely convenient location only a short walk from a convenience store, regular bus routes and Ferndown town centre.



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