



Petwyn Close, Ferndown  
Dorset, BH22 8BG

# FREEHOLD PRICE

## £309,950

***“A recently modernised and generous sized family home, with a single garage in a cul-de-sac”***

An immaculately presented and recently modernised three bedroom family home with an enclosed rear garden, single garage and generous off-road parking. Situated in a pleasant cul-de-sac location.

The current owners have upgraded and improved this good sized family home, which has light and spacious accommodation and is offered in immaculate condition.

- **Three bedroom mid-terrace family home with an enclosed rear garden, single garage and generous off-road parking**

### Ground Floor:

- **Entrance hall** with utility area
- **Cloakroom** fitted with a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath and tiled floor
- 24ft x 18ft Open plan **lounge/dining room**. **Lounge area** with feature fireplace and a large picture window overlooking the front garden, with stairs rising to the first floor and a useful understairs storage cupboard
- **Dining area** with ample space for a dining table and chairs and French doors leading out to the rear garden
- Refitted **modern kitchen** with ample wood effect work surfaces and breakfast bar, attractive tiled splashbacks, a good range of base and wall units, integrated oven and hob, space for a fridge/freezer, recess and plumbing for a dishwasher, window overlooking the rear garden and a door giving access

### First Floor:

- **Landing** with a cupboard housing a wall-mounted gas-fired Worcester boiler
- **Bedroom one** is a generous double bedroom benefitting from a fitted double wardrobe
- **Bedroom two** is also a good sized double bedroom with a fitted double wardrobe and cupboard above
- **Bedroom three** is a large single bedroom
- **Family bathroom** refitted in a stylish white suite incorporating an oversized shower/bath with Aqualisa digital shower over, chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath
- Fully enclosed **rear garden**, landscaped for ease of maintenance and measures approximately 40ft in length. At the far end of the garden there is a rear pedestrian access
- **Single garage** with a metal up and over door, rear personal door, light and power
- Good sized area of front lawn and a front driveway providing generous **off-road parking**
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas-fired heating system with replacement boiler

There is a small selection of amenities on Turbary Road approximately ½ a mile away, whilst Sainsbury's Supermarket is located less than 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1.5 miles away.

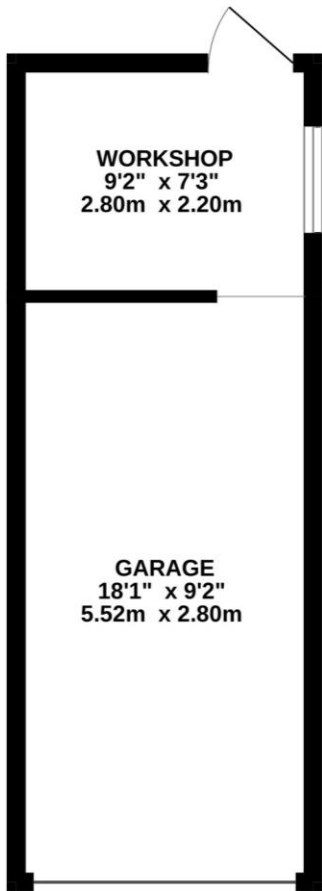
**COUNCIL TAX BAND: C**

**EPC RATING: C**

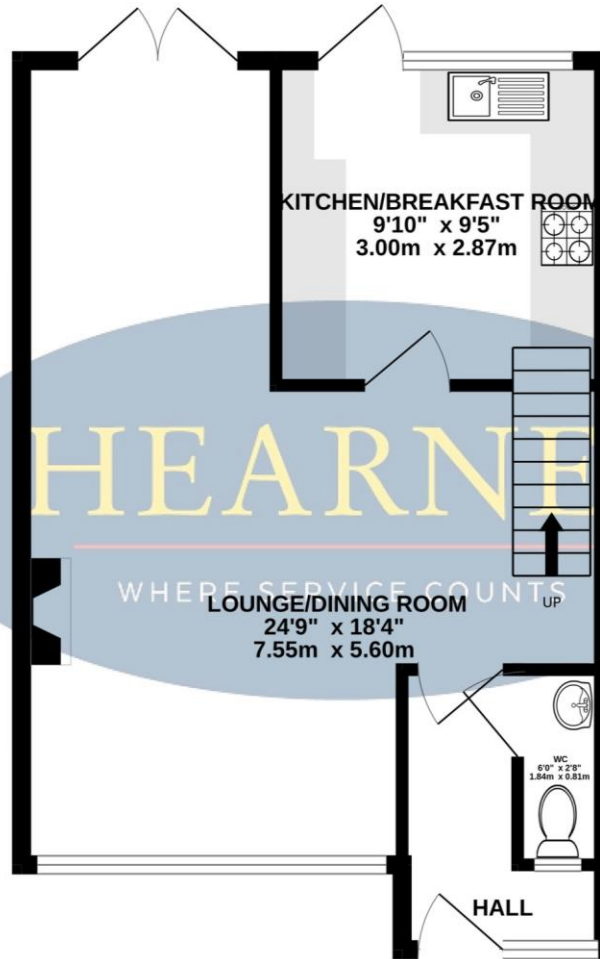
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



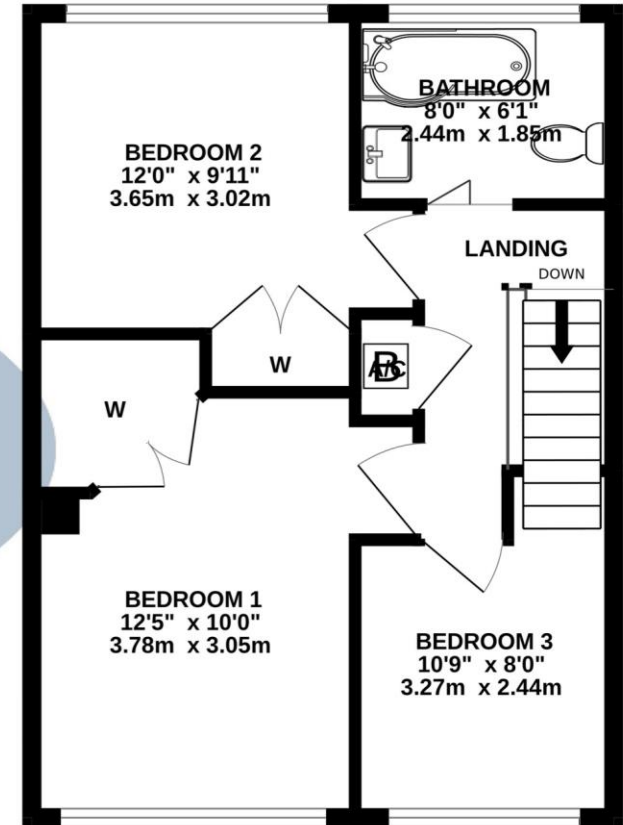
NOT LOCATED IN EXACT POSITION  
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

