

Garden Walk

Ferndown, Dorset, BH22 9SN



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“A beautifully finished and substantially enlarged family home with annexe potential and a 100ft south facing garden”

FREEHOLD GUIDE PRICE £780,000

This recently re-modelled and beautifully finished four bedroom, two reception room, two bathroom detached chalet bungalow has a southerly facing garden, detached single garage and generous off-road parking.

This light, spacious and versatile family home has annexe potential and enjoys a convenient yet popular location within Ferndown, situated close to all the local amenities.

- **Four bedroom chalet bungalow with annexe potential and a south facing garden**

Ground Floor:

- Impressive **reception hall** with wooden panelled flooring and a staircase with glass balustrade leading to a galleried landing
- 24ft Open plan **kitchen/dining room/breakfast room**
- **Kitchen/breakfast area** beautifully finished with extensive wood block work surfaces, a good range of base and wall units, central island unit also finished with a wood block work surface which forms a breakfast bar, inset Belfast sink and rinse hose and an excellent range of high Quality Neff integrated appliances to include five ring gas hob with Elica extractor hood above, Neff double ovens, Neff dishwasher, recess for American style fridge/freezer, tiled floor, ceiling skylight flooding the space with lots of natural light and full width double glazed sliding patio doors opening out to a South facing rear garden
- **Dining area** with ample space for a dining table and chairs and wooden panelled flooring
- Impressive **19ft Lounge** with air conditioning system, ceiling skylight, sliding patio doors leading out to the South facing rear garden and a contemporary style wood burning stove creates an attractive focal point
- **Double bedroom**
- **En-suite shower room** finished in a stylish white suite to incorporate a corner shower cubicle with chrome raindrop shower head, WC, wall-mounted wash hand basin and tiled floor

Potential Annexe:

- 17ft **Sitting room/office**
- **Utility room** with a tiled floor, recess and plumbing for a washing machine, sink unit and door leading to the side path
- **Study/bedroom** with wooden panelled flooring

First Floor:

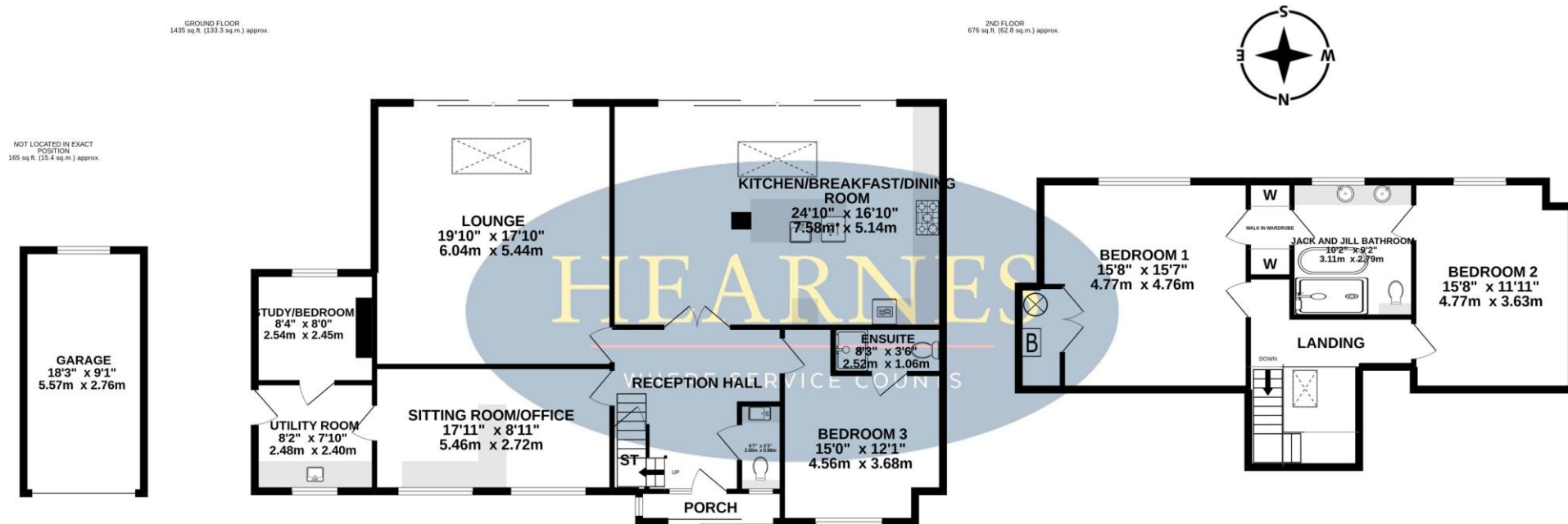
- **Galleried landing** enclosed by a glass balustrade
- **Master bedroom** which is a large double room with air conditioning
- **Walk in wardrobe**
- Impressive and spacious **family bathroom/shower room**, beautifully finished to incorporate a roll top bath with mixer taps and shower hose, generous walk in shower area with chrome raindrop shower head, his and hers contemporary wash hand basins, wc with concealed cistern, tiled floor and tiled walls
- **Further benefits** include double glazing, UPVC fascias and soffits, a replacement gas-fired central heating system and security alarm

COUNCIL TAX BAND: E

EPC RATING: D







TOTAL FLOOR AREA : 2277 sq.ft. (211.5 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

- **Rear garden** facing a **southerly aspect** measuring approximately 100 ft x 75ft. Adjoining the rear of the property there is a paved patio, whilst the remainder of the garden is mainly laid to lawn. Also within the garden there is a Coy fish pond.
- Located on one side of the property is a **covered decked area**, currently housing a hot tub with outside shower and side gate.
- On the opposite side of the property there is a **further area of garden**, greenhouse and an additional side gate
- Good sized area of **front garden** which is predominantly laid to lawn
- Front driveway providing **generous off-road parking**
- **Detached single garage** with a metal up and over door, light and power

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 1 mile away.



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