

Beechwood Road

Ferndown, Dorset BH22 0BN



HEARNES

WHERE SERVICE COUNTS



***“Versatile 4/5 bedroom detached family chalet home
located at the top of a private lane
on a secluded plot”***

FREEHOLD PRICE £675,000

This versatile, well proportioned detached chalet home provides four first floor bedrooms and bathroom, a ground floor double bedroom and shower room together with two receptions and a kitchen/breakfast room.

The property occupies a generous plot at the head of a private, sought after road away from the main road within ½ a mile of West Moors village shops and amenities, on regular bus routes and only ½ a mile from the A31 commuter routes to both Wimborne, Ringwood and the M27.

The accommodation comprises a spacious entrance hall, lounge and dining room divided by double doors with central fireplace and contemporary free standing solid fuel wood burner, a comprehensively fitted kitchen/breakfast room overlooking the rear garden, ground floor modern shower room and additional ground floor bedroom five/reception room and four first floor bedrooms served by a stylish family bathroom with shower cubicle and bath.

Other benefits include a spacious first floor landing with space for desk, double glazing, gas central heating, driveway parking for several vehicles including a motor home, detached garage, store and a wonderful mature south facing private rear garden with raised decking.

Ground floor:

- **L-shaped entrance hall**, tiled flooring, door to cloaks cupboard, downstairs storage space
- **Kitchen/breakfast room** fitted in a comprehensive range of base and wall mounted units with worktops and space for a dining table, sink unit with double glazed window and double glazed door to the rear garden, tiled flooring
- **Living room** pleasant, cosy room with feature fireplace, exposed parquet flooring, double glazed French doors giving access to and overlooking the rear garden and a wonderful, modern solid fuel wood burner
- **Dining room** with double glazed window and set of double doors to the living room
- **Bedroom/reception three** versatile room with double glazed bay window currently set up as an occasional bedroom
- **Shower room** refitted in a modern suite comprising recess shower cubicle, vanity unit with inset wash hand basin and WC, tiled floor, double glazed window

First floor:

- **Landing** with a large velux window and reception space below
- **Bedroom one** has a velux window to the rear aspect
- **Bedroom two** has velux windows to the front aspect
- **Bedroom three** has a velux window to the rear aspect
- **Bedroom four** has a velux window to the front aspect
- **Bathroom** ideal family bathroom with corner bath and dual width walk-in shower cubicle with glazed partition, tiled backdrop, mock tiled floor, vanity unit with oval wash hand basin and WC

COUNCIL TAX BAND: D

EPC RATING: C

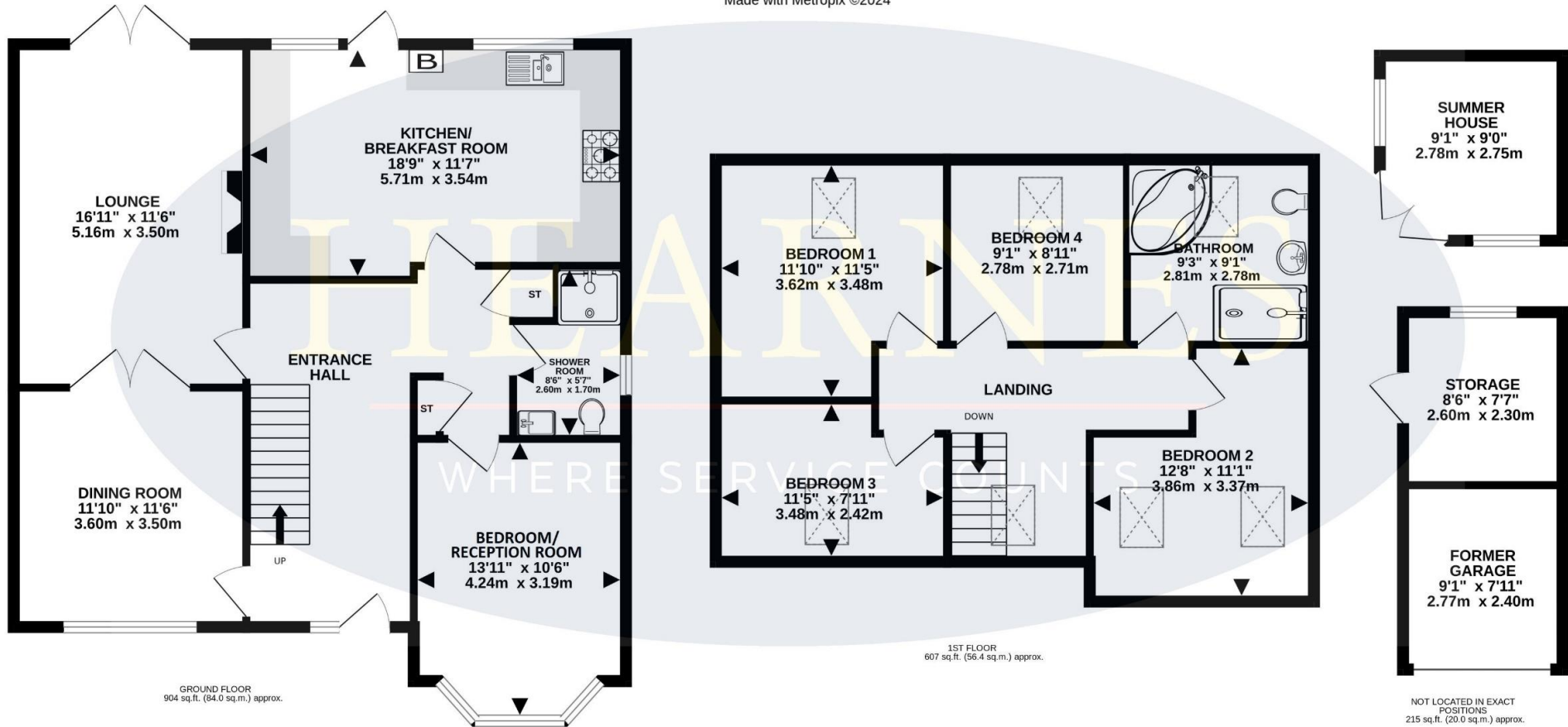




TOTAL FLOOR AREA : 1726 sq.ft. (160.4 sq.m.) approx.

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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Outside

- Gated access to the **driveway with parking** for several vehicles including a motorhome/boat screened from the garage
- **Detached garage** with up and over door, pitched roof, section of storage to the rear with door from the garden
- **Rear garden** measuring approximately 52ft x 53ft wonderful secluded south westerly aspect garden with mature hedging and borders around a level lawn and raised decking area, timber summerhouse, gated side access enclosed mainly by panel fencing

West Moors offers a good selection of day to say amenities, whilst amenities on Pinehurst Road are approximately ½ a mile away. Access to West Moors plantation is also approximately ½ a mile away, ideal for dog walking. Ferndown offers a further selection of shopping, leisure and recreation facilities, with the town centre located approximately 2 miles away.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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