

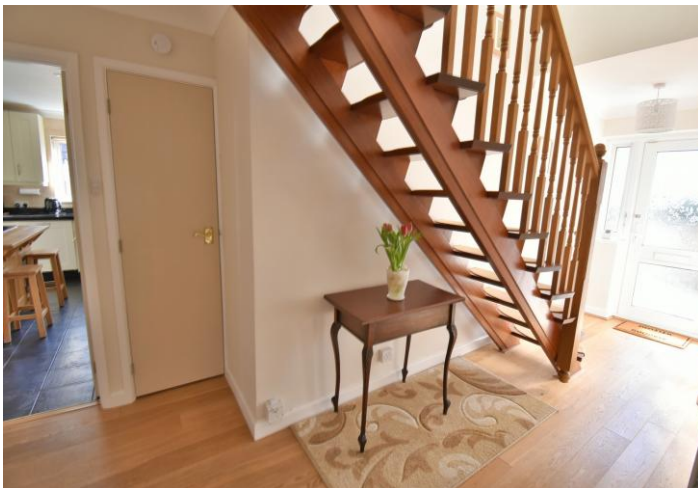
Victoria Road

Ferndown, Dorset BH22 9JE



HEARNES

WHERE SERVICE COUNTS



“Versatile detached chalet home with unique detached double garage and workshop situated ¾ of a mile from Ferndown town centre”

FREEHOLD PRICE OFFERS OVER £550,000

This spacious detached chalet home occupies a well proportioned plot approaching 0.18 of an acre, providing four bedrooms over two floors served by a modern bathroom and shower room, a light dual aspect living room and separate dining room and a stylish modern fitted kitchen.

Other benefits include a unique detached double garage with twin doors & workshop garage. Gated access from the side driveway making it ideal for a motor enthusiast or tradesperson needing storage, gas central heating, double glazing, impressive block paved front garden, parking for several vehicles and a mainly hardstanding level rear private garden.

The property is notable for its convenient location on a mainly level walk to Ferndown town centre amenities (approx. ½ mile), with further access to both Wimborne and Ringwood via the A31 commuter routes.

Ground floor:

- Double glazed door to **entrance hall**, attractive wood flooring, storage cupboard, bespoke wooden staircase to a part galleried landing
- **Living room** superbly presented, dual aspect room with double glazed window to the side and French doors to the front, central mock fireplace
- **Dining room**, double glazed window to the rear, space for large family dining table
- **Kitchen/breakfast room**, stylish modern kitchen comprising a range of base and wall mounted units with adjoining worktops, integrated oven and grill inset, gas hob and extractor over, integrated dishwasher and fridge freezer, sink unit with double glazed window above and door to the rear garden, double glazed window to side aspect
- **Bedroom two**, double glazed window to front aspect
- **Bedroom four/office**, original parquet polished flooring, double glazed window to the side
- **Bathroom**, fully tiled with matching white suite, panelled bath with glazed screen, WC, wash hand basin, tiled floor, double glazed window

First floor:

- **First floor landing**, elevated ceiling with double glazed Velux window and bespoke staircase
- **Bedroom one** has a dual aspect double glazed window and Velux window with a comprehensive range of fitted wardrobes and furniture
- **Bedroom three** has a double glazed window to the side, central pillar
- **Shower room** fitted in a modern suite comprising shower cubicle, WC, vanity unit, wash hand basin, double glazed window, tiled walls and flooring, heated towel rail

COUNCIL TAX BAND: E

EPC RATING: D

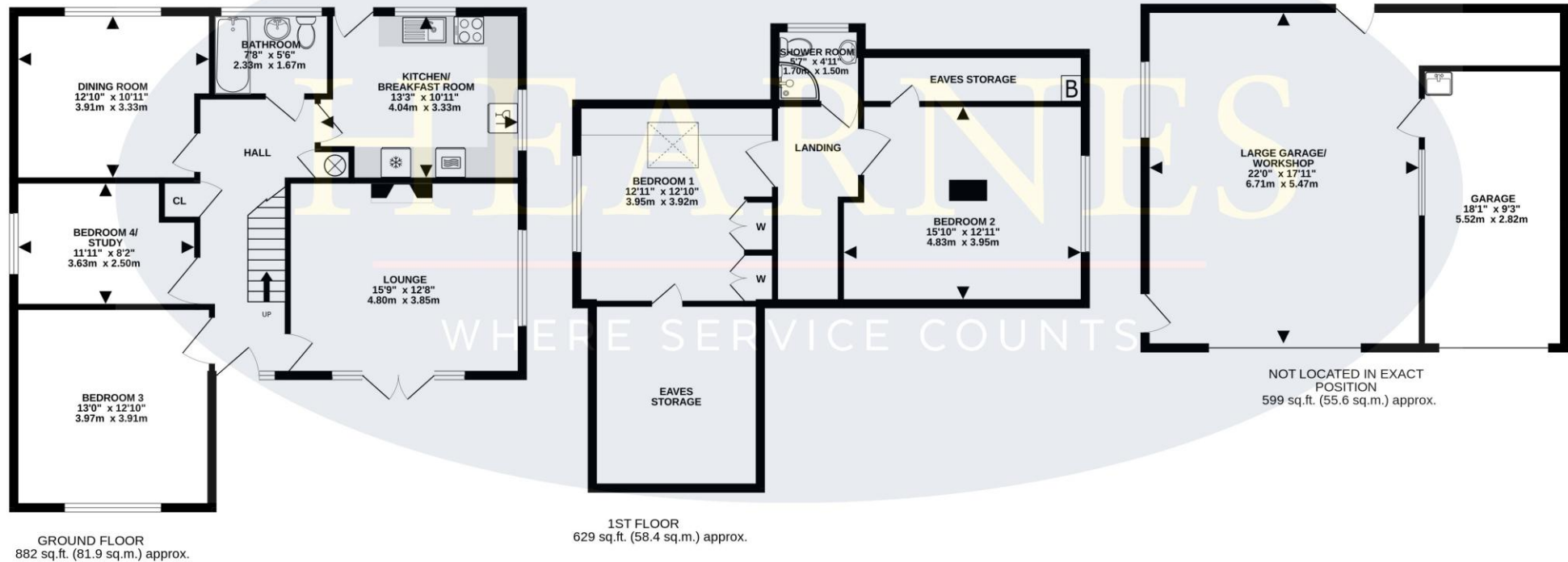




TOTAL FLOOR AREA : 2109 sq.ft. (196.0 sq.m.) approx.

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 property is set on a **plot measuring approximately 0.18 of an acre**
- **The front garden** measures approximately 70ft x 50ft and is enclosed with shrub and flower beds. There is an expanse of block paving driveway offering ample off road parking and double gates
- **Double garage/workshop** 22ft x 18ft with integral power and lighting, up and over door
- **Single garage** measuring approximately 18ft x 9ft3in with up and over door & internal plumbing
- **The rear garden is a particular feature of the property as it is enclosed and measures approximately 75ft x 50ft**
- Timber double gates provide vehicle access to an **area of hard standing**, with section of lawn, mature side garden and rear vegetable garden, all enclosed by panel fencing and mature hedging

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown is located less than half a mile away.



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



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