



HEARNES
WHERE SERVICE COUNTS

**Egdon Close, Ferndown
Dorset, BH22 8LF**

FREEHOLD PRICE £360,000

“A superbly positioned and generous sized semi-detached house adjoining an open green space”

A superbly positioned and improved two double bedroom semi-detached modern family home with a private west facing rear garden, single garage and driveway. The property is nestled away in a peaceful cul-de-sac set adjacent to a wild flower meadow and close to woodland walks, whilst positioned on the edge of the popular Cameillia's development.

- **Two double bedroom semi-detached family home with a private west facing rear garden**

Ground Floor:

- **Entrance hall**
- **Cloakroom** finished in a white suite with a wall-mounted gas-fired Worcester boiler
- **15' 9" Lounge** with a bay window overlooking the front garden, with an understairs recess used as a study area
- **14' 11"ft Kitchen/breakfast room** refitted to incorporate ample wood effect work surfaces with matching upstands, a good range of base and wall units with tiled splashbacks, integrated oven, microwave, hob and extractor, integrated washing machine, dishwasher, fridge and freezer, high level breakfast bar and sliding patio doors leading out to the conservatory
- **14' 8" Recently installed conservatory** with a tiled floor and French doors leading out to a private west facing rear garden

First Floor:

- **Bedroom one** is a generous sized double bedroom benefitting from fitted floor to ceiling wardrobes with mirrored sliding doors and linen cupboard
- **Bedroom two** is also a generous sized double bedroom with fitted floor to ceiling wardrobes with mirrored sliding doors
- Recently refitted **shower room** finished in a stylish white suite incorporating a corner shower cubicle with chrome raindrop shower head and separate shower attachment, wc, wash hand basin with vanity storage beneath, tiled floor and partly tiled walls
- **Rear garden** which is a superb feature of the property as it faces a **westerly aspect**, measures approximately 35ft in length by 20ft in width and is beautifully kept. The garden incorporates a paved patio area, a shingled seating area, an area of artificial lawn and a timber storage shed. The garden itself is fully enclosed. A side path leads round to a side gate
- There is a good sized area of front lawn bordered by well-stocked flower beds
- A driveway provides **off-road parking** for one vehicle, which in turn leads up to a single garage
- **Single garage** with light, power and a metal up and over door
- There is an area designated for **visitors parking**
- **Further benefits** include double glazing and a gas-fired heating system

Ferndown's town centre is located approximately 1 mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Access to Poor Common from Casterbridge Road is less than 200 metres away.

COUNCIL TAX BAND: D

EPC RATING: D



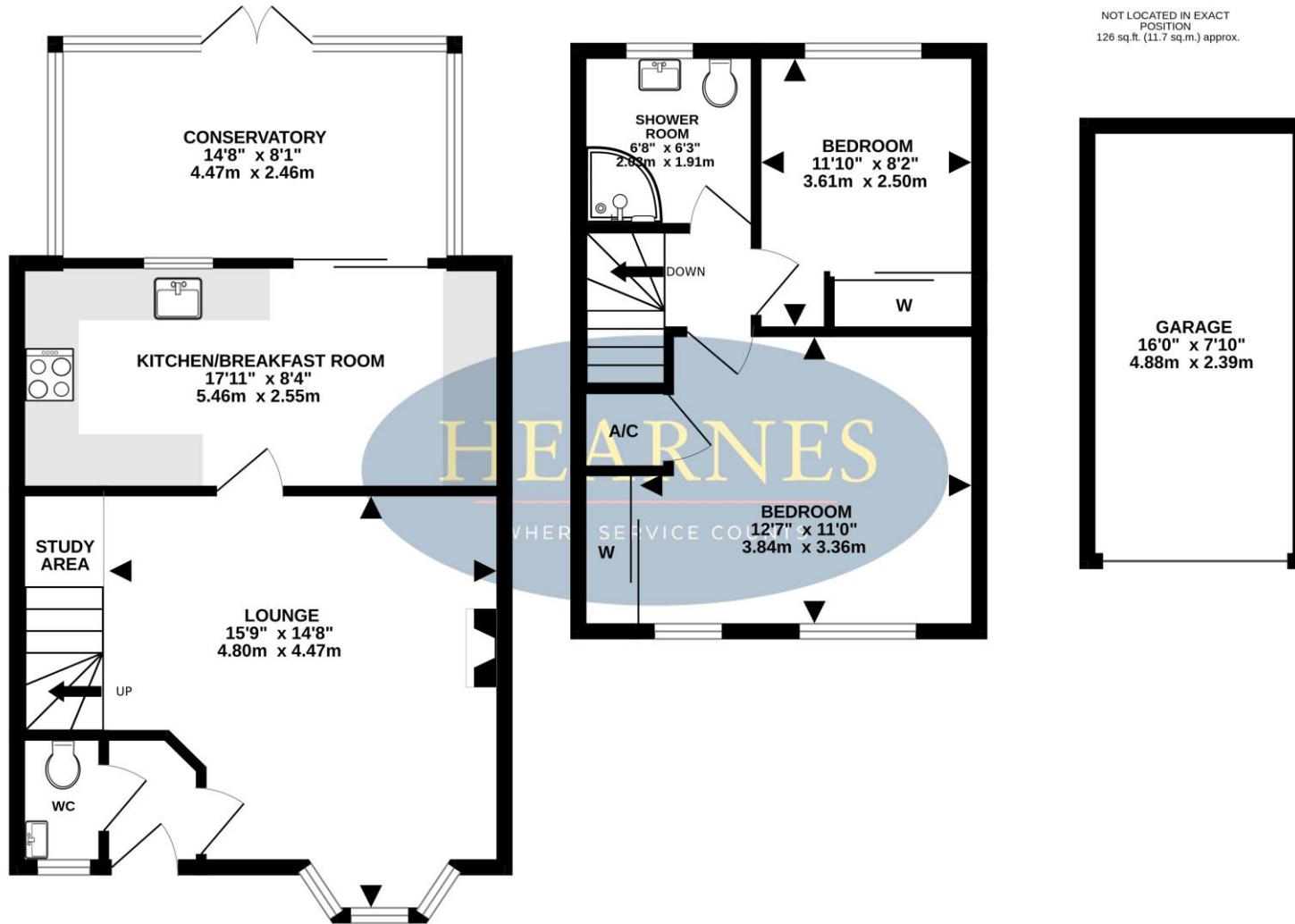
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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
126 sq.ft. (11.7 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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