

Golf Links Road

Ferndown, Dorset BH22 8BZ



HEARNES

WHERE SERVICE COUNTS



“A recently remodelled and beautifully finished family home sitting proudly on a secluded plot measuring ¼ of an acre”

FREEHOLD PRICE £995,000

This stunning and superbly appointed four double bedroom, one bathroom, one shower room detached family home has a secluded 65ft west facing rear garden, double garage and carriage driveway providing generous off-road parking for several vehicles.

The current owners have managed to create a stunning family home which has been finished to an extremely high standard, whilst offering light, spacious and versatile accommodation, also enjoying one of Ferndown’s most sought after locations.

The secluded plot which measures approximately ¼ of an acre is a particular feature, along with the secluded west facing rear garden.

An early viewing is strongly recommended by the sole selling agents. Offered with no onward chain.

- **A beautifully finished and superbly positioned four double bedroom detached family home on a secluded plot measuring 0.25 of an acre, offered with no onward chain**

Ground Floor:

- Impressive 19ft x 11ft **Reception Hall** with partly vaulted ceiling and oak staircase with glass balustrade leading to a galleried landing
- **Cloakroom** finished in a stylish white suite incorporating a wc with concealed cistern and wash hand basin and partly tiled walls
- 21ft Impressive dual aspect **lounge** with bespoke fitted units and TV recess, window overlooking the front garden and bi-fold doors leading out to the private west facing rear garden
- **15ft Dining area** with ample space for a dining table and chairs and bi-fold doors leading out to the rear garden
- 11ft Beautifully finished **kitchen/breakfast room** incorporating extensive quartz worktops with matching upstands, inset sink and worktops which continue round to form a breakfast bar, a good range of base and wall units, integrated double oven and microwave, dishwasher, electric hob with extractor canopy above, space for an American style fridge/freezer and a window overlooking the rear garden
- **Inner lobby** leading out to the rear garden, front garden and double garage
- **Bedroom one** is a generous double bedroom enjoying a view of the front garden
- Spacious and beautifully finished **en-suite shower room** incorporating a corner shower cubicle, chrome raindrop shower head and separate shower attachment, wc with concealed cistern, wash hand basin with vanity storage beneath and tiled floor

First Floor:

- **Galleried landing** overlooking the reception hall
- **Bedroom two** is a generous double bedroom benefitting from an excellent range of fitted wardrobes
- **Bedroom three** is also a generous sized double bedroom
- **Bedroom four** is a good sized double bedroom
- Luxuriously appointed **family bathroom/shower room** incorporating a large walk-in shower area with twin chrome raindrop shower heads and separate shower attachment, freestanding contemporary bath, wash hand basin with vanity storage beneath, wc with concealed cistern, fully tiled walls and flooring
- **Further benefits** include solar panels providing additional hot water and reducing utility costs, double glazing and replacement gas-fired heating system

COUNCIL TAX BAND: G

EPC RATING: E

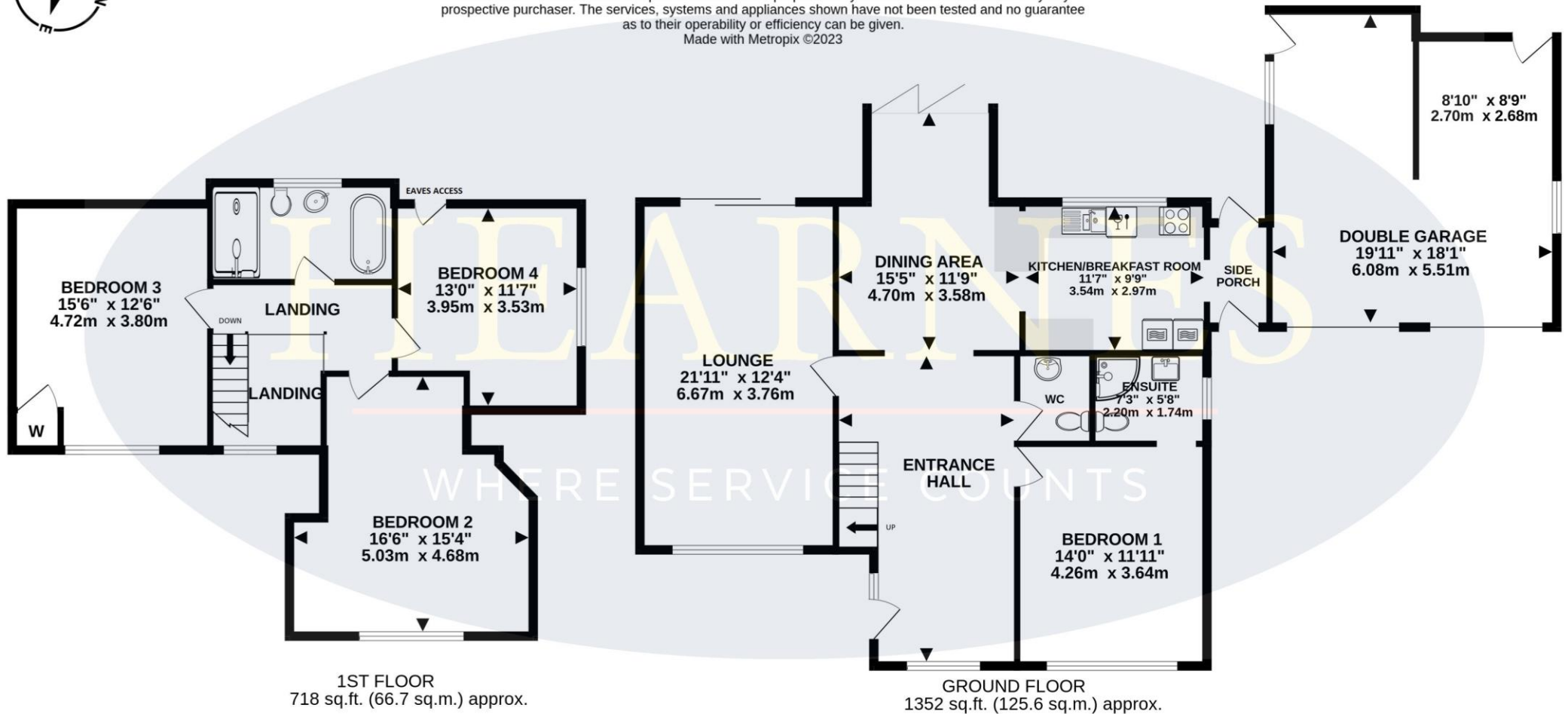






TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.

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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Outside

- The **rear garden** is a superb feature of the property as it faces a **westerly aspect**, offers an excellent degree of seclusion and measures 65ft x 55ft. Adjoining the rear of the property there is a paved patio, with the remainder of the garden predominantly laid to lawn, which is bordered by well-stocked flower beds. The garden itself is fully enclosed by mature shrubs and fencing
- Front carriage driveway providing **off-road parking** for several vehicles, with a side driveway leading down to a double garage
- **Double garage** with twin remote control up and over doors, light and power, plumbing for a washing machine, wall-mounted gas-fired Vaillant boiler and pressurised hot water system

Ferndown has a Championship Golf Course located on Golf Links Road, with The Club House of the Golf Course located approximately 200 metres away. Ferndown's town centre is located less than 1 mile away and offers an excellent range of shopping, leisure and recreational facilities.



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



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