

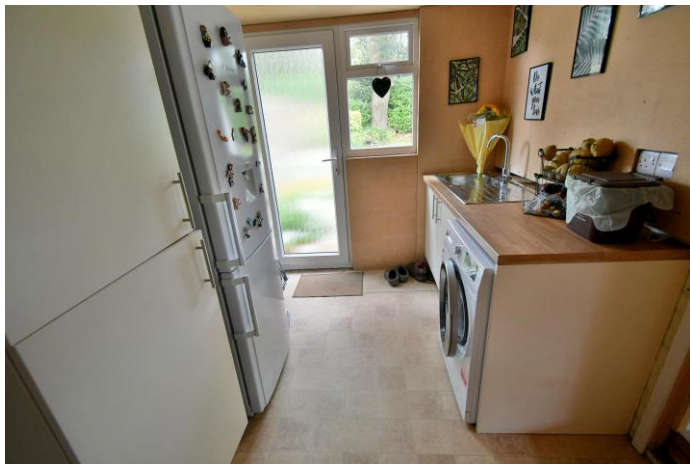
Laburnam Close

Ferndown, Dorset BH22 9TX



HEARNES

WHERE SERVICE COUNTS



“Tucked away at the end of a cul-de-sac this extended family home occupies a larger than average, southerly facing secluded plot measuring 0.15 of an acre”

FREEHOLD PRICE £425,000

This superbly positioned and extended four bedroom, one bathroom link detached family home has a larger than average private and southerly facing garden with a maximum overall measurement of 100 ft x 90 ft and a front driveway providing generous off road parking. The property is tucked away in a cul-de-sac location whilst conveniently located for all the local amenities. The larger than average, secluded plot is a particular feature. The single garage has been reduced in sized and a utility room behind the garage has been created.

The property now comes to the market offered with no onward chain so an early viewing is strongly recommended.

- **Extended four bedroom link detached family home occupying a larger than average secluded and southerly facing plot measuring 0.15 of an acre**

Ground floor:

- **Good size entrance hall**
- **Cloakroom** finished in a stylish white suite incorporating a WC, wash hand basin with vanity storage beneath
- **Double bedroom** with a bay window to the front aspect
- **14ft Dining room** enjoying a pleasant outlook over the rear garden and there is an opening through into the lounge and an opening through into the kitchen
- **The kitchen** incorporates ample wood effect worktops with a good range of base and wall units with underlighting, integrated Neff oven and separate Neff oven/grill, integrated Neff dishwasher, recess for fridge, attractive tiled splashbacks and a door through into the utility room
- **The lounge** enjoys a dual aspect with double glazed window overlooking the rear garden and double glazed French doors leading out onto a patio area. An attractive focal point of the room is a contemporary wood burning stove
- **Good size utility room** with sink unit, roll top worksurfaces, base unit, recess and plumbing for washing machine, space for fridge/freezer, additional storage, wall mounted gas fired boiler, door leading out into the garden and an internal door leading through into the former garage

First floor:

- **Bedroom one** is a generous size double bedroom
- **Bedroom two** is also a double bedroom
- **Bedroom three** is a single bedroom
- **Family bathroom** refitted in a stylish white suite incorporating a shower/bath with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

COUNCIL TAX BAND: D

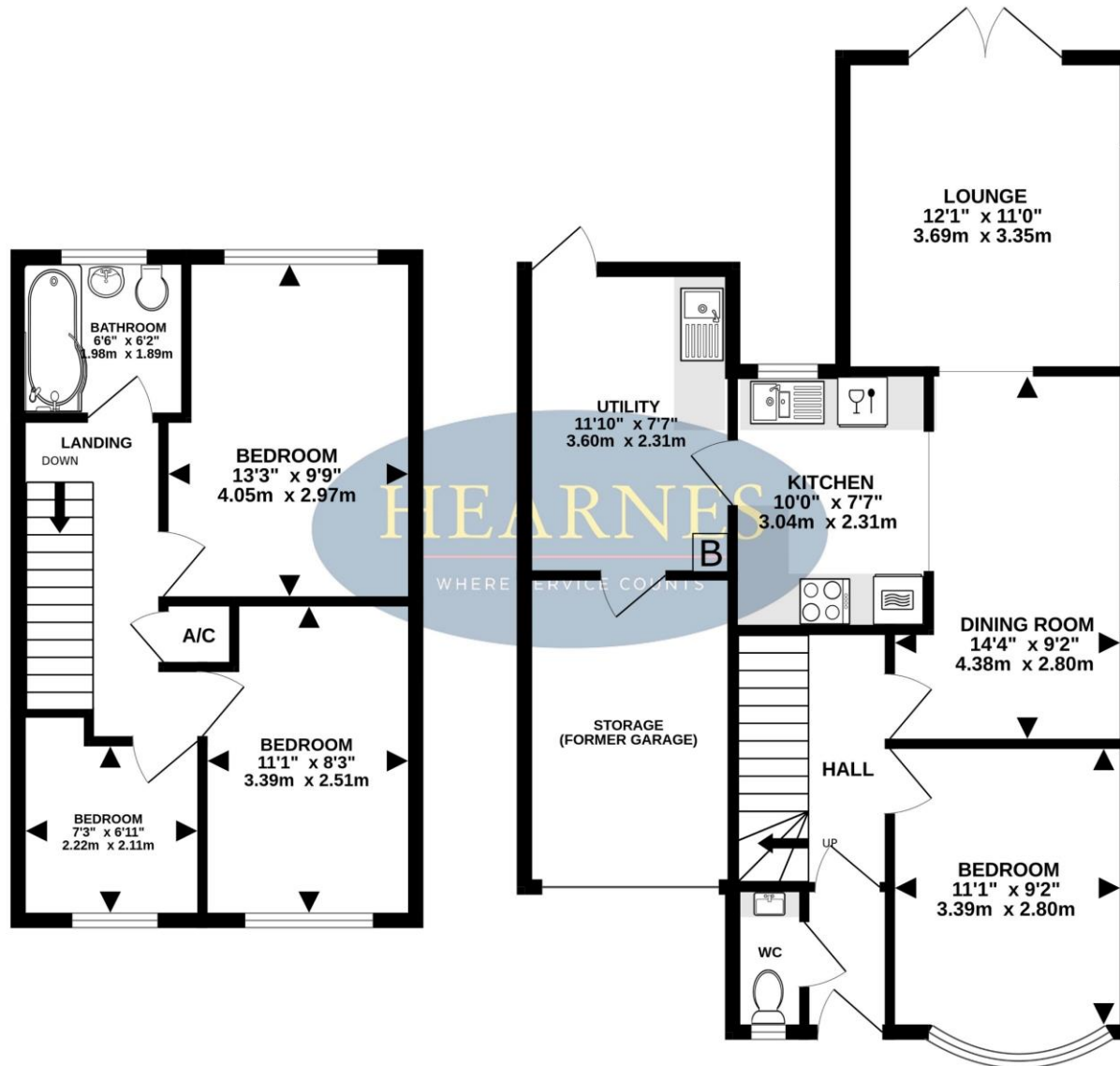
EPC RATING: D





1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **The rear garden** is without doubt a superb feature of the property as it offers an excellent degree of seclusion, faces a southerly aspect and has a maximum overall measurement of 100 ft x 90 ft
- Adjoining the rear and the side of the property there is a **large Indian sandstone paved patio**. A side patio continues down to double wooden side gates which could open to provide access for a small boat or trailer. The main area of garden itself is predominantly laid to lawn and bordered by well stocked flower beds. In the far corner of the garden there is a concrete hardstanding where currently two timber storage sheds are located. This would be an ideal spot to construct a summer house or home office. The garden itself must be seen to be fully appreciated
- **A front driveway** provides generous off road parking for approximately four vehicles and in turn leads up to a former garage. The front portion of the garage remains and has a replacement insulated up and over door, light and power and an internal door leading through into the utility room
- **Further benefits include;** double glazing, replacement UPVC fascias and soffits, a gas fired heating system and the property now comes to the market offered with no onward chain

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately less than 2.5 miles away.



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