



**Mountbatten Drive, Ferndown  
Dorset, BH22 9EL**



# FREEHOLD PRICE

## £475,000

***“A superbly presented detached four bedroom family house backing onto Ferndown common, approx. 800 yards from the town centre, schools and amenities”***

This detached Georgian style family home occupies an exceptional position backing onto Ferndown Common. (SSSI, Site of Special Scientific Interest), providing natural heathland walks and paths whilst only 300 yards from Ferndown First School and 800 yards from shops and facilities in the town centre.

The accommodation comprises four first floor bedrooms served by a modern bathroom and recess fitted shower cubicle to bedroom one, a spacious living room and separate dining room, superb conservatory day room making full use of views over the rear garden and a bespoke kitchen/breakfast room with extended kitchen space, stylish units and a vaulted ceiling with Velux window.

Other benefits include polished wood block flooring, a ground floor cloakroom, gas central heating, double glazing and larger than average frontage (approximately 65ft in depth), driveway and garage. The rear garden enjoys a south westerly private aspect.



### Ground Floor:

- **Entrance hall** with wooden double doors to the living room and stairs to the first floor
- **Kitchen/breakfast room** which is a versatile space with an extended section of kitchen forming a bespoke area with a range of base and wall mounted units, contrasting white quartz worktops, integrated and raised double oven, inset gas hob with acrylic splash back, contemporary extractor hood, integrated dishwasher and fridge/freezer, plumbing for a washing machine, additional worktop, window overlooking the rear garden, door out to the rear and side and vaulted ceiling with Velux window
- **Living room** with wood block flooring throughout, a window and French doors to the conservatory and a door to the kitchen
- **Conservatory/day room** enjoying a dual aspect with a window and double doors, pitched reinforced glass roof and tiled flooring
- **Dining room** with window and a door to the kitchen
- **Cloakroom** with wc



### First Floor:

- **Bedroom one** with a fitted cupboard, recess housing a shower cubicle and a window
- **Bedroom two** with window to the front aspect
- **Bedroom three** with a window to the rear aspect
- **Bedroom four** with a window to the rear aspect
- **Bathroom** with a white suite and window

### Outside:

- The private **rear garden** faces a **south westerly aspect**, with planted borders, secure railing style rear fence to maximise the view into the common, timber shed, paved patio and mature shrubs
- **Garage** with an up and over door at the front and back, light and power
- Front garden measuring approximately 65ft in depth, with **driveway parking** for several vehicles, picket fence boundary and gated side access



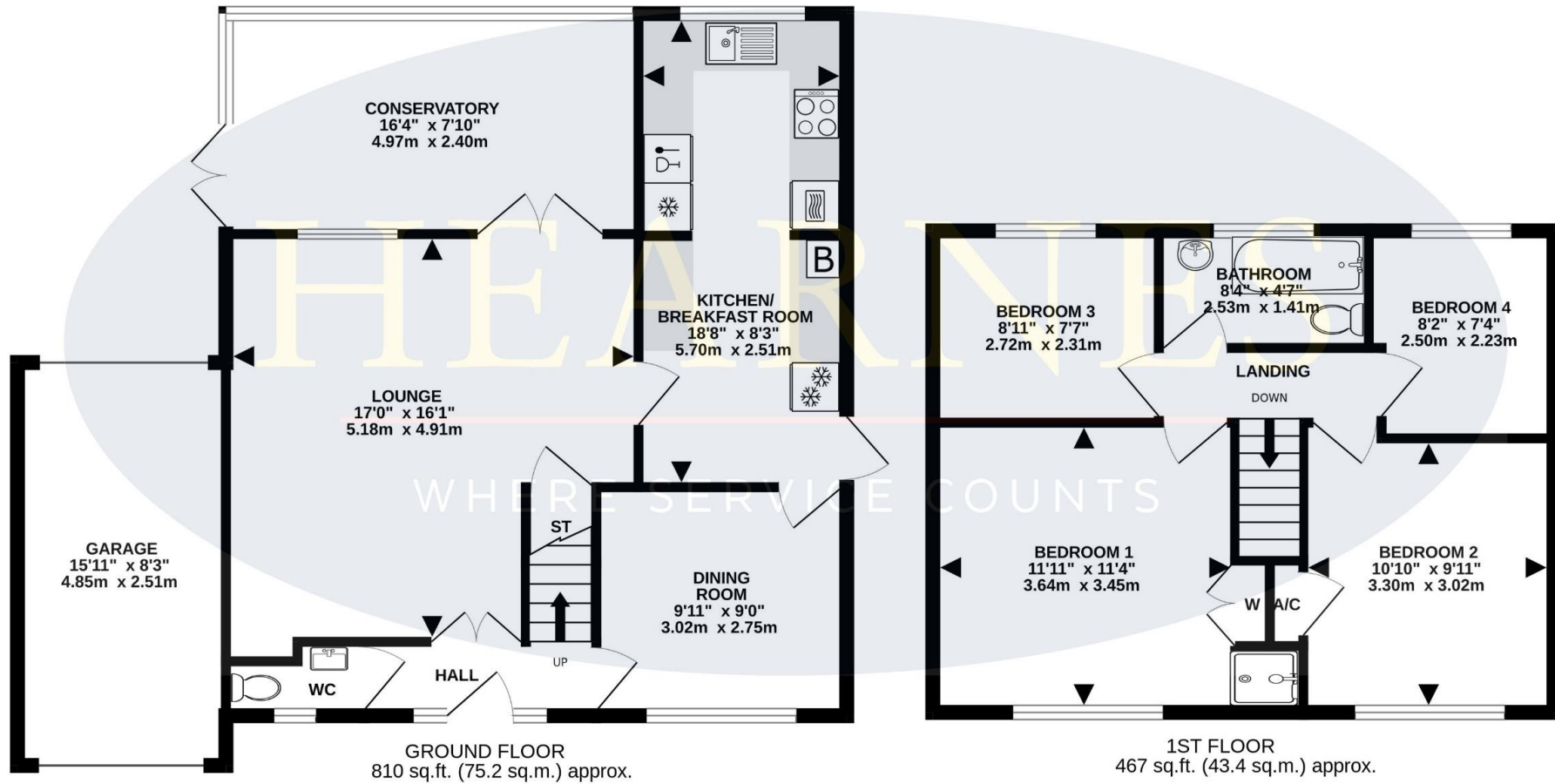
COUNCIL TAX BAND: E

EPC RATING: C

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TOTAL FLOOR AREA : 1276 sq.ft. (118.6 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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6-8 Victoria Road, Ferndown, Dorset. BH22 9HZ Tel: 01202 890890 Email: ferndown@hearnes.com www.hearnes.com

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