

St Agnes Cottage

Princes Road, Ferndown, Dorset, BH22 9JG



HEARNES

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“A sympathetically modernised and extended family home, situated in the heart of Ferndown’s town centre”

FREEHOLD GUIDE PRICE £400,000

This beautifully finished and enlarged three bedroom detached family home has a landscaped and enclosed rear garden and a front driveway providing generous off-road parking.

St Agnes Cottage has been sympathetically modernised by the current owners who have managed to create a fantastic family home. A particular feature of the property is a 19ft kitchen/breakfast room which enjoys a dual aspect and has a vaulted ceiling with Velux windows flooding this space with lots of natural light and direct access out to the landscaped rear garden.

The property is conveniently situated in the heart of Ferndown’s town centre.

- **Superbly appointed and conveniently located three bedroom detached family home in the heart of Ferndown’s town centre**

Ground Floor

- 23ft Impressive spacious **entrance hall**
- Refitted **cloakroom** finished in a stylish white suite incorporating a WC with concealed cistern, pedestal wash hand basin, partly tiled walls and tiled floor
- Impressive **27ft open plan lounge/dining room**
- **Lounge area** with a bay window to the front aspect and a feature fireplace with tiled hearth and wooden mantel over
- **Dining area** with ample space for a dining table and chairs and a window to the side aspect
- Stunning **19ft kitchen/breakfast room** enjoying a dual aspect with vaulted ceiling and double glazed Velux roof windows, along with French doors leading out to a landscaped rear garden. The kitchen has been beautifully finished with extensive worktops, attractive tiled splashbacks, a good range of base and wall units with underlighting, integrated oven, hob and extractor, fridge/freezer, dishwasher and washing machine. The worktops continue round to form a breakfast bar with further space for a breakfast table and chairs. A cupboard houses the wall mounted gas-fired boiler and a tiled floor continues throughout this room

First Floor

- Spacious **landing**
- **Bedroom one** is a generous double bedroom benefitting from fitted wardrobes with cupboards above
- **Bedroom two** is also a generous sized double bedroom with linen cupboard
- **Bedroom three** is a good size single bedroom and is currently being used as an office
- **Family bathroom** refitted in a stylish white suite to incorporate a panelled bath with shower over, chrome raindrop shower head and separate shower attachment, WC, pedestal wash hand basin, fully tiled walls and flooring
- Further benefits include double glazing and a gas fired heating system

COUNCIL TAX BAND: D

EPC RATING: E



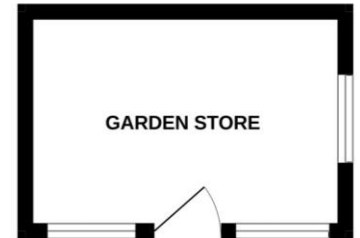
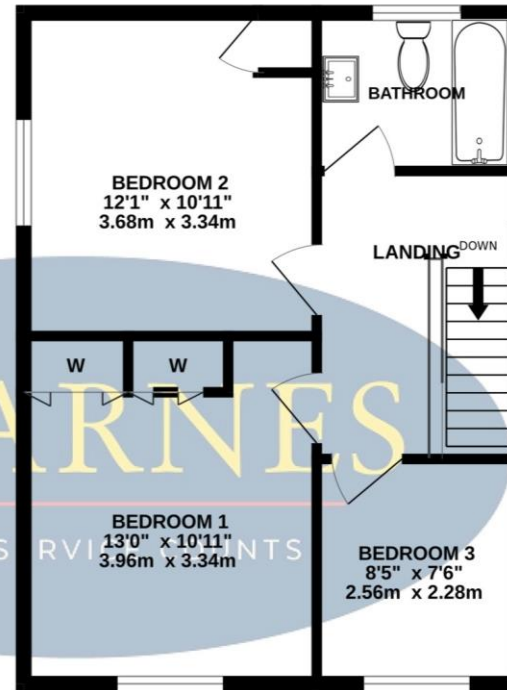
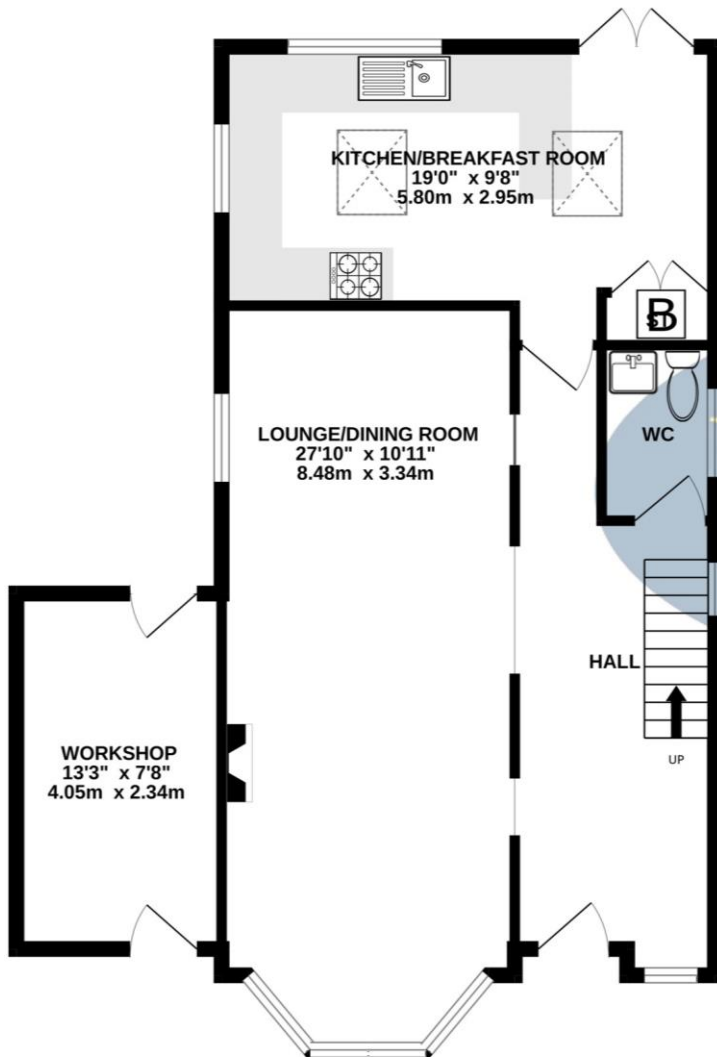


GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



NOYT LOCATED IN EXACT
POSITION
98 sq.ft. (9.1 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 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

- **Rear garden** measuring approximately 35ft x 30ft, has been recently landscaped and is fully enclosed. Adjoining the rear of the property there is a good sized paved patio with steps leading onto a further area of patio with trellis over and ornamental pond with water feature, this provides a fantastic outside entertaining space. A further path continues down to an attractive timber storage shed at the far end of the garden, which has light and power. The remainder of the garden is predominantly laid to lawn and bordered by well stocked flower beds. A side path leads down to a side gate
- Front driveway providing generous **off-road parking**
- Adjoining the side of the property there is a **workshop** with light and power

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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