

Carroll Avenue

Ferndown, Dorset BH22 8BP



HEARNES

WHERE SERVICE COUNTS



Located in a sought after, private road.



“Unique freehold ground floor luxury apartment with stunning landscaped gardens, garage, two double bedrooms and bespoke kitchen in premium road with No Chain”

FREEHOLD PRICE OIEO £500,000

This exceptional modern apartment is situated in a premier location and occupies a wonderful secluded position on a plot measuring 1/3rd of an acre in one of the areas most sought after roads only 600 metres from Ferndown town centre and set across the entire ground floor, with one other flat above and with ownership of the freehold title.

The high specification accommodation comprises: two double bedrooms served by an ensuite and luxurious family shower room, a spacious sitting room and separate orangery both with doors to the rear garden and an impressive open plan bespoke kitchen breakfast room with quartz worktops. Other benefits include gas central heating, double glazing, Karndean wood effect flooring, solid oak doors, single garage and driveway with parking for numerous vehicles, including that of a motorhome.

The property is offered as seen with tailored blinds, curtains and white goods and is offered with no forward chain.

- Private **entrance** with covered porch, double glazed UPVC front door leading to the entrance lobby
- **Entrance lobby**, solid oak glazed door to the main entrance hallway
- **Entrance hallway** has attractive Karndean flooring, cupboard providing storage, airing cupboard with integral radiator
- **Kitchen/dining room** is extremely appointed and bespoke kitchen comprising: range of base and wall mounted units with adjoining Quartz worktops, integrated Bosch oven with separate microwave, inset four ring gas hob with Bosch extractor above, space and plumbing for washing machine and slimline dishwasher, additional set of base and wall mounted units, cupboard housing Glowworm gas combination boiler, sink with mixer tap and double glazed window above, further double glazed window to the side aspect in an area providing space for a dining table and chairs, arch through to the Orangery
- **Orangery** which can be used as a versatile multi-use room with double glazed French doors giving access and overlooking the wonderful rear southerly aspect garden, double glazed window to the side aspect, lantern style pitched roof above and attractive port hole style circular double glazed window, Karndean flooring
- **Sitting room** with double glazed sliding French doors giving access and overlooking the garden, further double glazed window to the side aspect, centrally positioned ornate stone fireplace with backdrop and hearth
- **Bedroom one** has a double glazed window to the rear aspect overlooking the garden. Range of fitted wardrobes with sliding mirror fronted doors and additional cupboards, door leading to the ensuite shower room
- **En suite shower room** has a modern matching suite comprising walk-in shower cubicle with wall mounted shower attachment, WC, wash hand basin with vanity unit below, chrome heated towel rail and double glazed window to the front aspect
- **Bedroom two** has a double glazed window to the rear aspect
- Family **shower room** has a matching suite comprising: impressive dual width walk-in open shower cubicle with glazed screen and wall mounted overhead shower unit, wash hand basin, WC and bidet, chrome ladder style radiator, opaque double glazed window to the side aspect, tiled walls and flooring

COUNCIL TAX BAND: D

EPC RATING: C

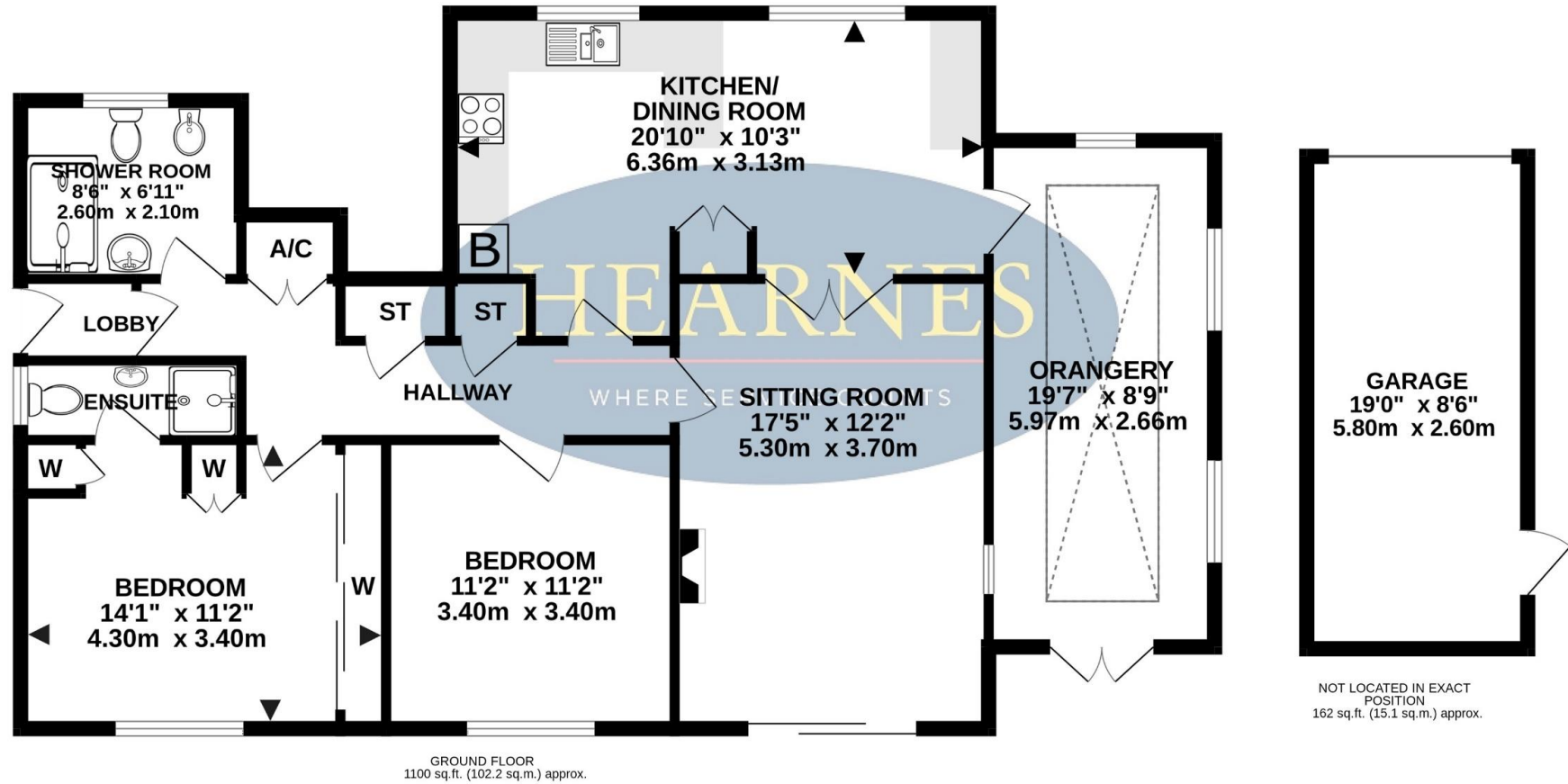




TOTAL FLOOR AREA : 1262 sq.ft. (117.3 sq.m.) approx.

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 property is approached by a wide **driveway** with an allocated parking space available to the first floor flat, while the remaining driveway offers private parking for several vehicles to No 36
- The **rear garden** is an outstanding feature, normally associated with bigger homes providing a sunny southerly aspect, landscaped around a level lawn with mature borders and specimen planting, sections of private patio, greenhouse and convenient outdoor **home/office/studio** tucked away in its own section of garden. There is a timber shed, access to the garage and secure gate to the driveway
- **Garage** with up and over electric door, power and lighting

Carroll Avenue is situated just 500 metres away from Ferndown's town centre, offering an array of shops, restaurants, cafes, leisure and recreational facilities. The nearest bus stop is approximately 250 metres away.



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