

# Church Road

Ferndown, BH22 9EU



**HEARNES**

WHERE SERVICE COUNTS



***“An exceptional detached four double bedroom modern family home within 500 yards from Ferndown town centre”***

**FREEHOLD PRICE  
GUIDE PRICE £475,000**

This well proportioned modern detached family house is situated in an extremely convenient location on a level walk to Ferndown town centre, local schools, recreational areas and regular bus routes.

The well maintained accommodation comprises four first floor double bedrooms served by a modern en suite and family bathroom, a spacious formal living room with patio doors, separate versatile dining room/reception two and an impressive bespoke fitted kitchen/breakfast room. Other benefits include a stunning reception hallway with a porcelain picture tiled floor and galleried landing, gas central heating, double glazing, sizeable cloakroom, partial block paved driveway with parking for several vehicles leading to the converted garage/home office/gym, timber side store and a low maintenance private rear garden.

- Paviour step to covered front **entrance porch** with UPVC double glazed ornate picture window and front door to the reception hallway
- **Reception hallway** with bespoke ceramic tiled picture flooring throughout with stairs leading to the first floor and unique arched window providing extra light, understairs storage area
- **Cloakroom** with continuation of the flooring, WC, wash hand basin, double glazed window, double door cupboard
- Glazed wooden door to **reception two/dining room** with double glazed box bay window to the front aspect
- Superbly appointed modern **Kitchen/breakfast room** comprising a comprehensive range of base and wall mounted units with Quartz effect worktop surfaces and spacious breakfast bar with cupboards and storage under, tiled flooring, glazed display cabinets, 1.5 bowl sink unit with double glazed window overlooking the garden above, integrated Samsung oven and inset Neff 5 ring gas hob with extractor above, space and plumbing for washing machine and dishwasher and space for tall standing fridge freezer, double glazed stable style door giving access to the rear garden, floor standing gas boiler, further double glazed windows to the front and side aspects
- Impressive and well proportioned **living room** with double glazed French doors and windows giving access to the rear garden patio, centrally positioned feature fireplace
- First floor **galleried landing** which has an extremely spacious open plan area with feature arched window to the side aspect, double doors airing cupboard housing hot water tank, hatch to loft with pull down ladder
- **Main bedroom** has a double glazed window to the rear aspect, a range of fitted wardrobes with mirror fronted sliding doors and door to:
- **En suite shower room** has a modern matching suite comprising a recessed shower cubicle with glazed door and wall mounted shower, WC, wash hand basin, heated ladder style radiator, double glazed window, tiled flooring
- **Bedroom two** has a double glazed window to the front aspect
- **Bedroom three** has a double glazed window to the front aspect, range of fitted wardrobes with hanging space and shelving above
- **Bedroom four** has a double glazed window to the rear aspect, laminate flooring
- **Family Bathroom** has a matching suite comprising panelled bath with wall mounted Mira shower and folding shower screen, contemporary wash hand basin and WC, chrome heated ladder style radiator, double glazed window to the front aspect

**COUNCIL TAX BAND: F**

**EPC RATING: D**

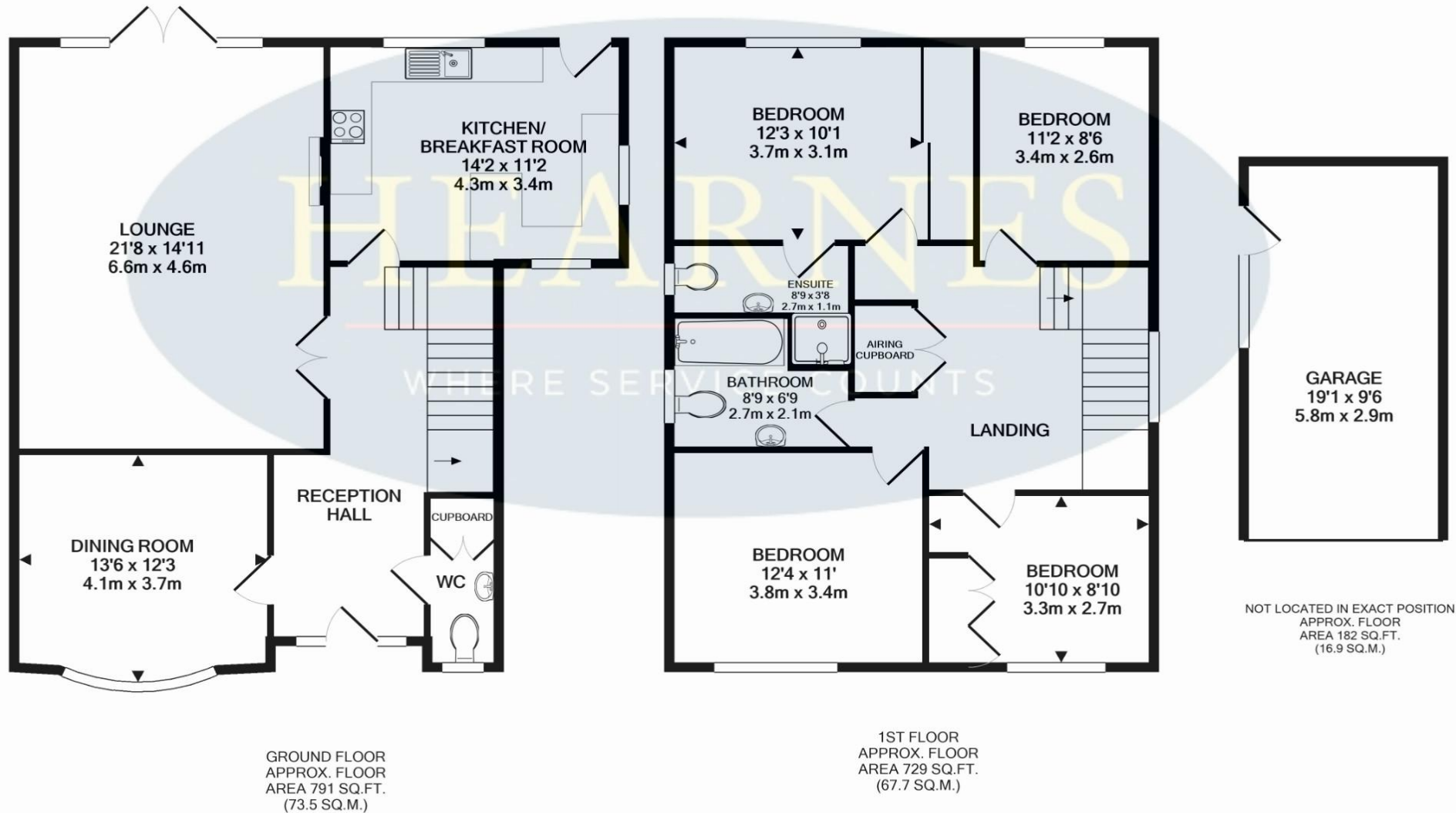




# TOTAL APPROX. FLOOR AREA 1701 SQ.FT. (158.0 SQ.M.)



Whilst every attempt have been made to ensure the accuracy of the floor plan 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 buyer. Produced by Swift Energies 07512 365 141  
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## Outside

- Block paved **driveway** providing parking for several vehicles and an additional section that could provide extra parking. Side timber store with through access to the rear garden. Timber gates that provide an area in front of the garage to the garden.
- **Garage/home office/gym** has double glazed doors, internal power and lighting
- The **rear garden** measures approximately 50' x 35' and is enclosed by timber fencing with a spacious raised patio overlooking the level lawn with raised low maintenance beds



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