

# Evening Glade

123 Golf Links Road, Ferndown, Dorset BH22 8DB



**HEARNES**

WHERE SERVICE COUNTS



# ***“An extended three storey town house with glorious views and direct access onto Ferndown’s Championship Golf Course”***

**FREEHOLD PRICE £675,000**

This immaculately presented and extended four bedroom, one bathroom, two shower room three storey town house has a landscaped private garden with direct access onto the golf course and with delightful views from the first and second floor across the 8<sup>th</sup> tee of the adjoining Championship Golf Course. This particular property is approximately 1,900 sq ft and enjoys arguably one of the best positions within this development.

Evening Glade is a small, unique development with splendid views over the prestigious golf course and the club house is conveniently located approximately 200 metres away. Evening Glade is also situated in one of Ferndown’s most sought after and premier roads.

- **Four bedroomed, three storey town house with views over the golf course**

#### **Ground floor:**

- Large **reception hall**
- **Utility room** with floor standing gas fired boiler, recess and plumbing for washing machine and door leading directly into an integral single garage e-fitted **family bathroom** finished in a stylish white suite to incorporate a panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom four/reception room.** This room is currently used as a garden room, but also has a pull-down bed and fitted wardrobe so it could also be used as a bedroom and has sliding patio doors leading out into the rear garden
- **Conservatory** has a radiator allowing this room to be used all year round and sliding patio doors leading out into the rear garden with a further door leading out onto the front driveway

#### **First floor:**

- 23ft x 18ft L-shaped impressive **lounge/dining room**
- **Lounge area** has sliding patio doors leading out onto the balcony with a living flame coal effect gas fire
- **Dining area** has ample space for dining table and chairs and double doors leading through into the kitchen/breakfast room
- 8ft **Balcony** enclosed by a wrought iron balustrade and enjoys glorious views over the golf course
- 18ft **Kitchen/breakfast room** incorporating ample worksurfaces, good range of base and wall units, integrated Neff dishwasher, integrated Hotpoint oven, Neff hob and extractor canopy above, recess for fridge/freezer, tiled floor, space for breakfast table and chairs, two windows to the front aspect

#### **Second floor:**

- **Master bedroom** has an excellent range of fitted bedroom furniture to include cupboards over the bed recess, wardrobes, drawer storage and dressing table with French doors leading out onto a Juliette balcony
- **En-suite shower room** refitted in a contemporary white suite incorporating a large corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls
- **Bedroom two** is a good size double bedroom with a fitted double wardrobe
- **Bedroom three** is a single bedroom currently being used as an office
- **Family shower room** re-fitted in a stylish white suite to incorporate a large walk-in shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

**COUNCIL TAX BAND: F**

**EPC RATING: D**

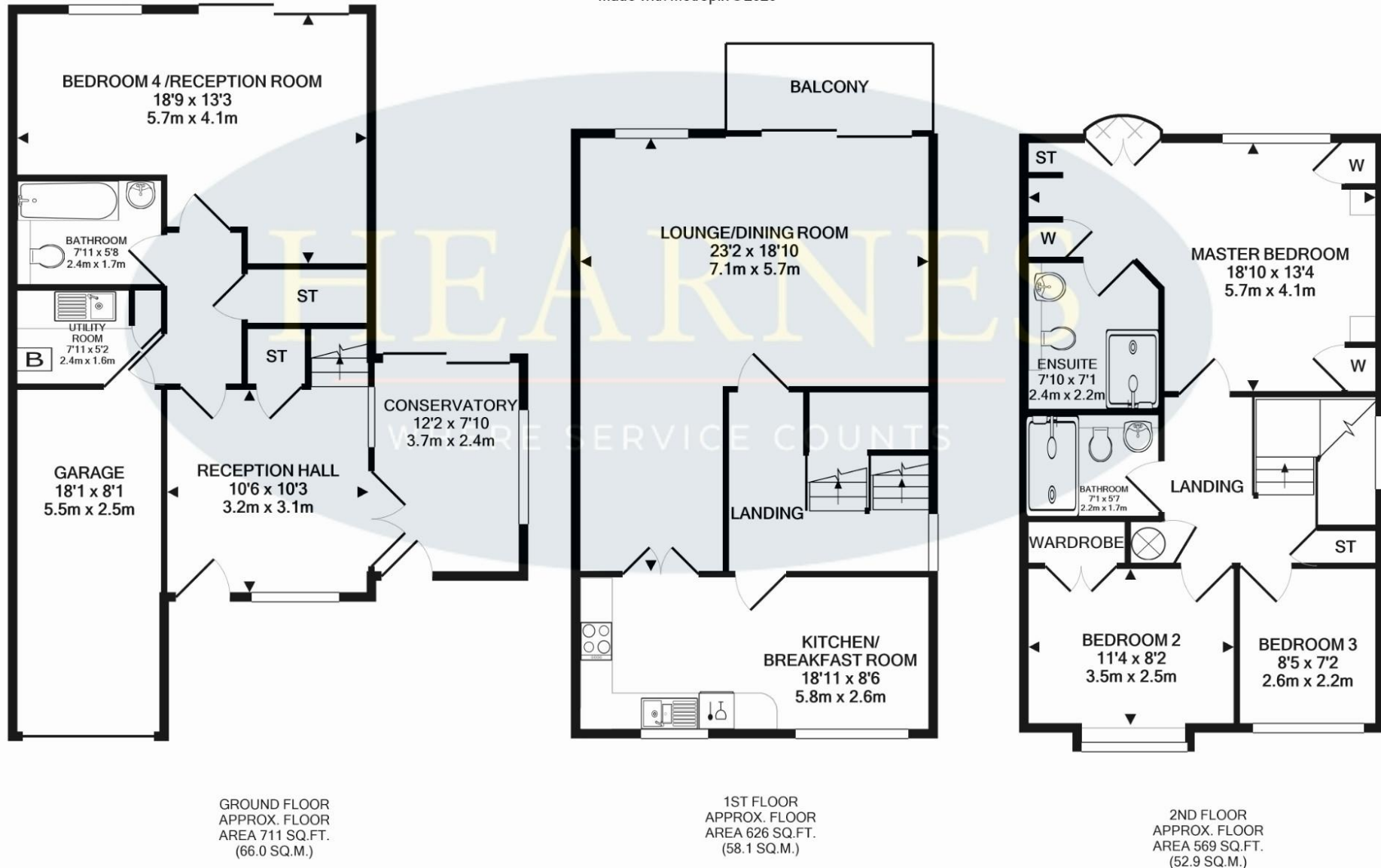




# TOTAL APPROX. FLOOR AREA 1905 SQ.FT. (177.0 SQ.M.)



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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View from the Master Bedroom



## Outside

- The **rear garden** has a maximum overall measurement of 45ft x 40ft, is fully enclosed by brick wall and fencing and offers a good degree of seclusion. The garden has been landscaped for ease of maintenance and incorporates a large, paved patio area which is bordered by well stocked shrub borders and flower beds. A gate gives direct pedestrian access out onto the adjoining golf course with a side gate opening onto the front driveway
- **Front driveway** provides generous off road parking and in turn leads up to an integral single garage
- **Integral single garage** has metal up and over door, light and power and an internal door leading through into the utility room
- **Further benefits** include: security alarm, double glazing, UPVC fascias & soffits and a gas fired central heating system

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately less than 1 mile away.

Maintenance is approximately £450 every 6 months for maintenance of the communal areas within Evening Glade.



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