



HEARNES
WHERE SERVICE COUNTS

Egdon Close,
Ferndown, Dorset, BH22 8LF

LEASEHOLD PRICE

£385,000

“A deceptively spacious family home with a 40’ private and landscaped garden in a cul-de-sac”

This well presented and superbly positioned three bedroom, one bathroom, one shower room modern family home has a 40’ private landscaped rear garden with an integral single garage and driveway tucked away in a popular and peaceful cul-de-sac location within the Camelias development.

This deceptively proportioned family home has further scope with the ground floor accommodation to be enlarged and the garage to be converted if required.

Egdon Close is a sought after cul-de-sac location on the edge of the Camelias development.

- **A three bedroom family home with a 40’ landscaped garden, garage and driveway**
- **Entrance hall**
- Generous sized **lounge area** with a useful understairs cupboard and a double glazed window to the front aspect
- **Dining area** with a bay window overlooking the rear garden
- Re-fitted and modern **kitchen** incorporating ample worktops with a good range of high gloss base and wall units, integrated Neff oven and four ring gas hob with extractor canopy above, double glazed window overlooking the rear garden and a door giving access out onto the garden
- **Cloakroom** finished in a modern white suite incorporating a WC, wash hand basin with vanity storage beneath

First Floor:

- **Bedroom one** is a generous sized double bedroom with a fitted wardrobe and a double glazed window to the front aspect
- **Dressing area** with two fitted wardrobes with mirrored sliding doors
- Re-fitted modern **en-suite shower room** finished in a stylish white suite incorporating a separate shower cubicle, WC, wash hand basin with vanity storage beneath
- **Bedroom two** is also a good sized double bedroom with a double glazed window to the rear aspect
- **Bedroom three** is a large single bedroom with a fitted wardrobe
- **Family bathroom** re-fitted in a stylish white suite incorporating a panelled bath with a separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls

Outside:

- The **rear garden** is a superb feature of the property as it offers an excellent degree of seclusion, measures approximately 40’ in length and has been recently landscaped. There is mains power and 32amp
- Adjoining the rear of the property there is a good sized paved patio, a paved path continues down alongside the main area of the lawn. At the far end of the garden there is a decked seating area and gravel area. The garden itself is fully enclosed.
- A front **driveway** provides off road parking and in turn leads up to a single **garage**. There is a small area of front lawn which is bordered by well stocked flower beds
- **Further benefits** include double glazing and a gas fired heating system

Camelias Development is a popular modern development conveniently located approximately 1 mile from Ferndown town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: D

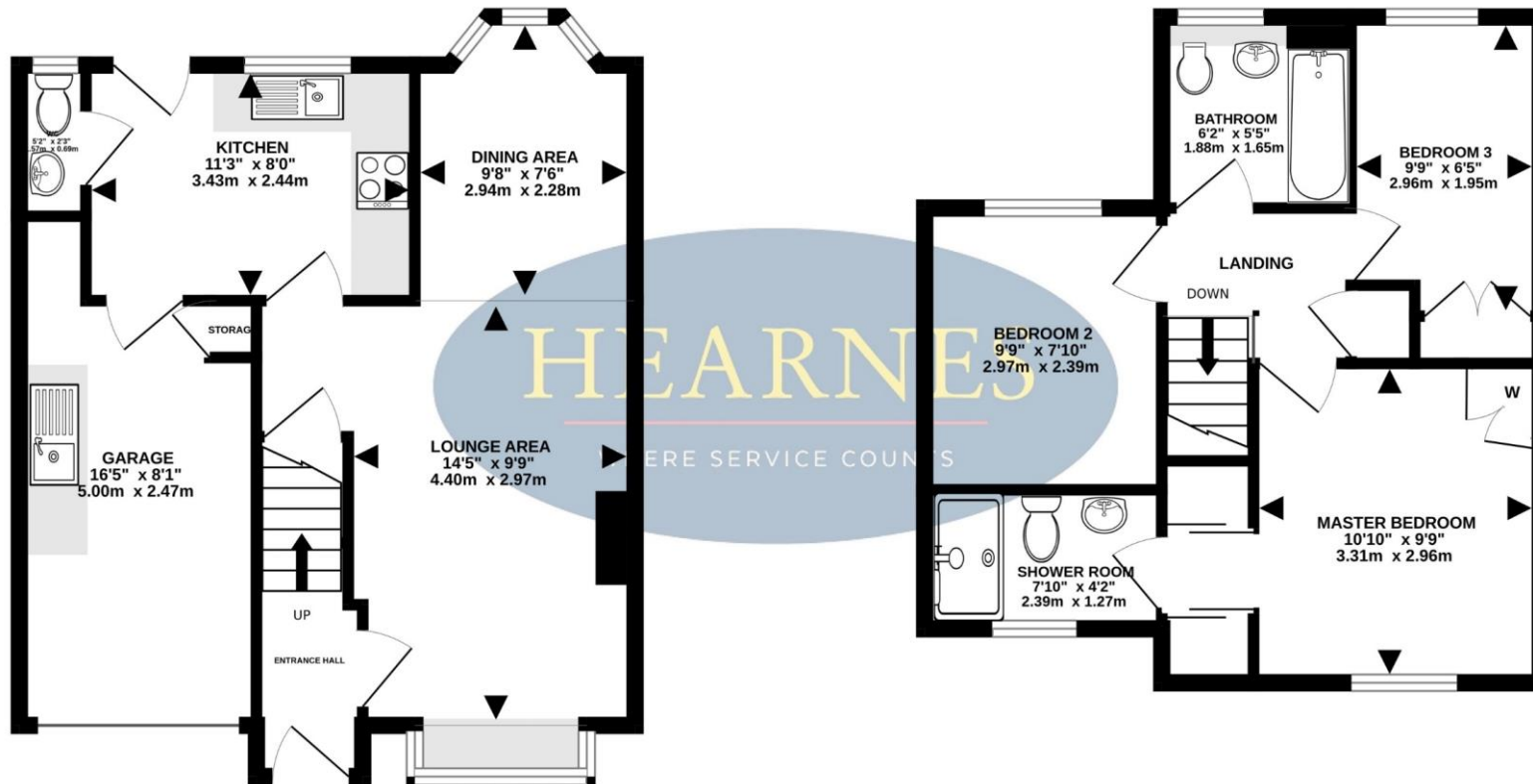
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (83.0 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

OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

