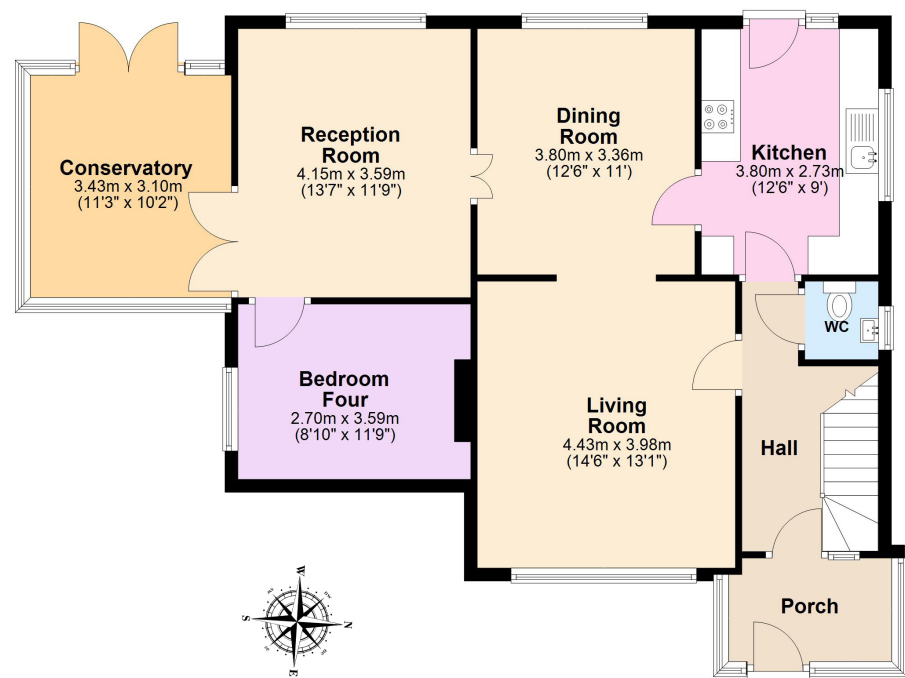




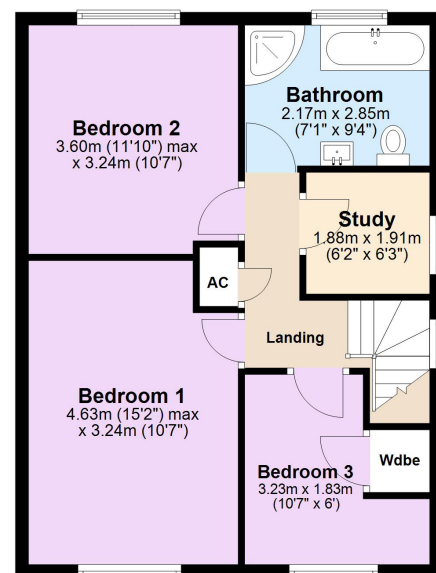
Ground Floor



Total area: approx. 144.3 sq. metres (1552.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission and misstatement. 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. Plan produced using PlanUp.

First Floor



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LINKHOMES
ESTATE AGENTS



32 Kestrel Close, Ferndown, Dorset, BH22 9TW
Offers Over £500,000

**** NO FORWARD CHAIN ** OVER 1550 SQUARE FEET OF LIVING ACCOMMODATION **** Link Homes Estate Agents are delighted to present for sale this immaculately presented four bedroom, three reception room detached family home in the much-desired and residential area of Ferndown. Tucked away in a cul-de-sac, the property offers an array of fine features, including four good-sized bedrooms, a stylish modern kitchen with integrated appliances, a bright and airy open-plan living room/dining room, a third reception room leading onto the conservatory, a study, a downstairs cloakroom, a modern four-piece bathroom suite with feature jets in the bath, a private rear garden with side-gated access, a garage with an up and over door and a driveway with parking for multiple vehicles. This is a must-view to fully appreciate the wealth of living accommodation on offer!

Kestrel Close is located approximately just over a mile away from Ferndown's Town Centre where you can find a Tesco's supermarket, Ferndown Pharmacy, Doctor's surgery, restaurants, cafes, Ferndown Leisure Centre and many recreational facilities. The school catchments are Ferndown First, Ferndown Middle and Ferndown Upper school. Close by is Marks & Spencer food hall, The King George playing fields and the ever-popular championship Ferndown golf course. There is easy access to the A31 via the Canford Bottom roundabout making for a convenient commute to London taking approximately just two hours and thirty minutes via car. A truly great location!

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Porch

UPVC ceiling, UPVC double glazed frosted windows to the front and side, UPVC double glazed frosted single door to the front aspect, power points, wall light and tiled flooring.

Entrance Hallway

Coved and smooth set ceiling, downlights, UPVC double glazed single door to the front aspect, understairs storage cupboard with the consumer unit enclosed, radiator, power points, telephone point and LVT flooring.

Kitchen

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, UPVC double glazed window to the rear aspect, UPVC double glazed single door to the rear aspect, wall and base fitted units, integrated longline fridge/freezer, integrated 'Neff' dishwasher, space for a washing machine, one and a half bowl stainless steel sink with drainer, four point gas hob with stainless steel extractor fan above and glass splash back, integrated 'Neff' double oven, power points, a cupboard with the boiler enclosed and tiled flooring.

Open Plan Living Room/Dining Room

Coved and smooth set ceiling, ceiling lights, UPVC double glazed window to the front and rear aspect, radiators, wall lights, 'Smeg' feature fireplace, power points, television point, thermostat and carpeted flooring.

Reception Room

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, built-in shelving, television point and carpeted flooring.

Bedroom Four

Coved ceiling, ceiling light, UPVC double glazed window to the side aspect, loft hatch (ladder, partially boarded, lighting and insulation), radiator, power points and carpeted flooring.

Conservatory

UPVC double glazed ceiling, ceiling light with fan, UPVC double glazed French doors to the rear aspect, UPVC double glazed windows to the side and front aspect, power points, radiator and vinyl flooring.

Downstairs W/C

Smooth set ceiling, downlight, UPVC double glazed frosted window to the side aspect, toilet, wall mounted sink with under cupboard, stainless steel heated towel rail and vinyl flooring.

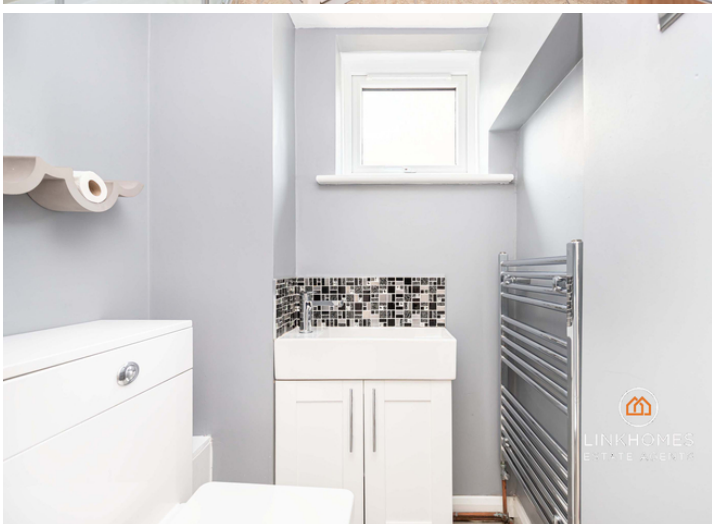
First Floor

Landing

Coved and smooth set ceiling, downlights, loft hatch (fitted ladder, insulation and lighting), UPVC double glazed frosted window to the side aspect, wooden balustrades, power points, cupboard with the water cylinder and carpeted flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, television point and carpeted flooring.



Bedroom Two

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, radiator, power points, television point and carpeted flooring.

Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points, storage cupboard and carpeted flooring.

Study

Coved and smooth set ceiling, ceiling light, UPVC double glazed frosted window to the side aspect, radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, Bluetooth speakers, UPVC double glazed frosted window to the rear aspect, panelled bath with feature jets, enclosed shower, wall mounted sink with under cupboard, toilet, two vanity units with mirrored front, shaver point and feature lighting, stainless steel heated towel rail and tiled flooring.

Outside

Garden

Laid to lawn with patio area, surrounding bushes and shrubbery, side gated access, patio steps, bark area, pebbled sleepers, decked area, surrounding wooden fences and an outside light.

Garage

Single garage with a flat roof and a up and over door.

Driveway

Concrete driveway with space for multiple vehicles, side gated access, outside tap, outside light, laid to lawn with surrounding shrubbery.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: E - Approximately £3207.51 per annum.
The property benefits from brand new double-glazed windows throughout, minus the Reception Room, Bedroom Four, the Conservatory and the porch.

Stamp Duty

First Time Buyer: £10,000
Moving Home: £15,000
Additional Property: £40,000