

Cammel Road

Ferndown, BH22 8RX



HEARNES

WHERE SERVICE COUNTS



“Superbly appointed four bedroom detached family house with an open plan modern kitchen, two reception rooms and landscaped garden”

FREEHOLD PRICE £485,000

This superbly presented link detached family home has been partially extended and is situated in a particularly sought after cul de sac only 500 yards from popular schools and convenient local shopping parade.

The accommodation comprises: four first floor bedrooms served by a stylish re-fitted shower room, a spacious living room with dividing doors to the versatile extended family/dining room overlooking the rear garden and an impressive open plan kitchen/breakfast room with Karndean flooring. Other benefits include a newly fitted gas boiler (October 2024) to gas central heating, ground floor cloakroom, large separate utility room, driveway parking for 2/3 vehicles to an integral garage and a wonderful landscaped private rear garden and patio.

- Modern double glazed front door with leaded picture windows and further double glazed windows to both sides leading to the convenient **entrance porch** with tiled flooring, internal lighting and front door to the entrance hall
- **Entrance hall** with high quality Karndean wood flooring continuing into the kitchen/breakfast room
- Ground floor **cloakroom** comprising WC, vanity unit with wash hand basin, double glazed window to the front aspect, chrome heated towel rail, tiled walls and flooring
- Superbly appointed and modern fitted **kitchen/breakfast room** comprising comprehensive range of base and wall mounted units with adjoining worktops, underlighting, partially tiled walls in the kitchen area, breakfast bar with storage below, 1.5 bowl sink unit with chrome mixer taps, double glazed window overlooking the rear garden, integrated Neff dishwasher and space for free standing cooker with extractor hood above, continuation of the Karndean flooring to an area providing space for a family table and chairs, door to walk-in cupboard housing a recently installed Gloworm condensing gas boiler (October 2024), further understairs cupboard, glazed door to the utility room
- Well proportioned **utility room** which forms part of the extension comprising range of white gloss units, sink unit, tiled splashbacks, Karndean flooring and space, power and plumbing for tall standing fridge freezer, washing machine, fridge and drier, double glazed window and door giving access to the rear garden
- Superbly presented **living room** with a double glazed window to the front aspect, large opaque multi glazed double doors giving access to the dining/family room
- **Dining/family room** with a dual aspect double glazed window to the side aspect and French doors giving access to and overlooking the rear garden
- First floor landing with hatch to loft space
- **Bedroom one** with a double glazed window to the front aspect, fitted wardrobes with dual sliding doors, hanging space and shelving, additional cupboard housing the hot water tank, recessed raised storage cupboard
- **Bedroom two** has a double glazed window to the front aspect, recessed raised storage cupboard
- **Bedroom three** has a double glazed window to the rear aspect
- **Bedroom four** has a double glazed window to the rear aspect, comprehensive range of fitted wardrobes and desk space (currently being used as an office)
- Re-fitted **family shower room** comprising dual width walk-in shower cubicle with glazed partition and wall mounted shower unit, vanity unit with Monobloc wash hand basin, WC, chrome heated towel rail and opaque double glazed window to the rear aspect

COUNCIL TAX BAND: D

EPC RATING: C

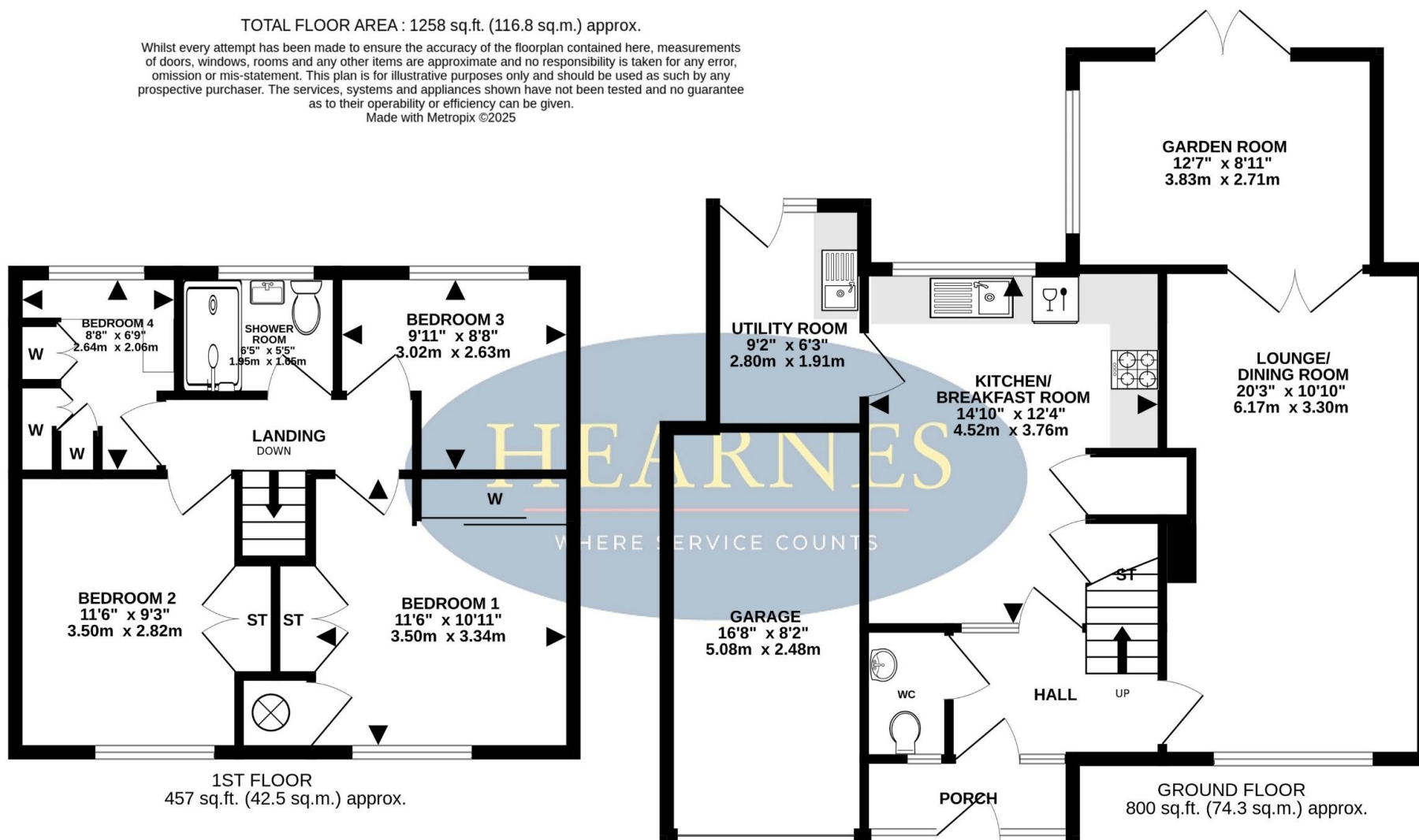




TOTAL FLOOR AREA : 1258 sq.ft. (116.8 sq.m.) approx.

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 rear garden measures 50' x 40', is enclosed with a patio area adjacent to the rear of the property and lawned area bordered by well stocked borders
- Front driveway provides off road parking for 2/3 vehicles leading up to the integral garage
- Integral garage with up and over door

There is a small selection of amenities along Glenmoor Road. Ferndown offers an excellent range of shopping, leisure and recreational facilities.



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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