

Pinewood Road

Ferndown, Dorset, BH22 9RW



HEARNES

WHERE SERVICE COUNTS



“An impeccably presented 2,500 sq ft chalet bungalow sitting proudly on a secluded plot measuring in excess of 1/3 of of an acre”

FREEHOLD GUIDE PRICE £825,000 - £850,000

This superbly positioned and extremely spacious four double bedroom, two shower room, two bathroom, two reception room detached chalet style family home has a 125ft secluded rear garden, large detached garage and a front driveway providing generous off-road parking, whilst occupying a private plot measuring 0.34 of an acre.

‘San Remo’ is a 2,500 sq ft light, spacious and versatile family home which is offered in immaculate condition. The property has had a number of improvements and is situated in a sought after yet convenient location within Ferndown.

- **A 2,500 sq ft four double bedroom detached chalet style family home, occupying a secluded plot measuring 0.34 of an acre**

Ground Floor:

- 35ft Impressive and spacious **entrance hall**
- Spacious and refitted **cloakroom**, finished in a stylish white suite incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath
- **19ft Dual aspect lounge** with French doors leading out to the rear garden and decked seating area. A living flame electric fire with Limestone hearth and surround creates an attractive focal point
- **Separate dining room** with a box bay window to the side aspect and wooden flooring
- Refitted **kitchen/breakfast room** beautifully finished with extensive quartz worktops and matching upstands and a central island unit also finished with quartz worktop, Rangemaster cooker with extractor canopy above, integrated dishwasher and fridge, a good range of high gloss base and wall units with under cupboard LED lighting, ample space for a breakfast table and chairs, door leading out to the side path and a window overlooking the rear garden
- Spacious **utility room** incorporating ample work surfaces, a good range of base and wall units, recess and plumbing for a washing machine and space for a tumble dryer, recess for a fridge/freezer, wall mounted gas-fired boiler and a door leading out to the rear garden
- Generous sized **double bedroom**
- Spacious and stylish **en-suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head, WC and wash hand basin with vanity storage beneath
- Additional **double bedroom**
- Large **en-suite bathroom/shower room** refitted in a stylish white suite incorporating a good sized shower cubicle, panelled bath with tiled surround, WC, wash hand basin with vanity storage beneath and fully tiled walls

First Floor:

- **Galleried landing**
- **Bedroom one** is a generous sized double bedroom and benefits from a walk in wardrobe, along with access into the eaves for useful storage and French doors leading out to a Juliette balcony
- Refitted **en-suite bathroom** finished in a stylish white suite incorporating an oversized panelled bath with shower over, WC, with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls
- Additional **double bedroom** (currently used as an office) enjoying a dual aspect, with a walk-in wardrobe, shelving and access into the eaves for useful storage
- **En-suite shower room** refitted in a stylish white suite to incorporate a corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits** include double glazing, a gas-fired heating system and security alarm

COUNCIL TAX BAND: G

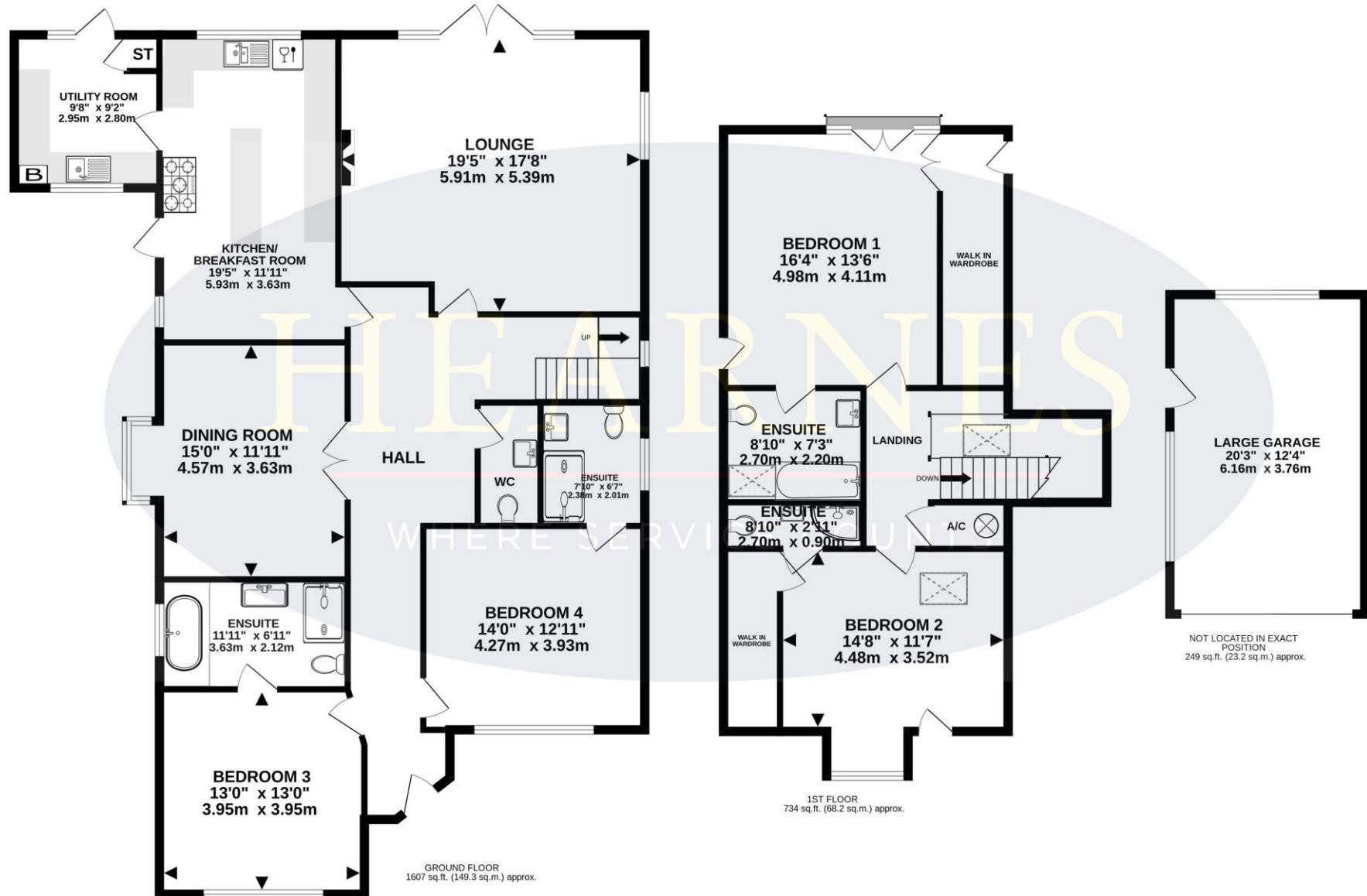
EPC RATING: C





TOTAL FLOOR AREA : 2591 sq.ft. (240.7 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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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.





Outside

- A front gravelled driveway provides generous **off-road parking** for several vehicles, with a side driveway leading down to double wooden gates which open to provide vehicle access down to the large detached garage
- **Rear garden** which is a superb feature of the property as it offers an excellent degree of seclusion, is beautifully kept and measures approximately 125ft x 60ft. Adjoining the rear of the property there is a large composite decked seating area enclosed by a stainless steel and glass balustrade. Steps lead down to a large area of immaculately kept lawn, with well-stocked raised flower beds, a gravelled seating area and gravelled path which continues down through the garden to a useful timber storage shed. The garden itself is stocked with many attractive ornamental plants and shrubs and is fully enclosed by mature shrubs and fencing
- Large **detached garage** with a metal up and over door, side personal door, windows, light and power. This would make an ideal home office or gym

Ferndown town centre is located less than 1 mile away. Ferndown also has a Championship Golf Course on Golf Links Road, with the Club House located less than 1.5 miles away.



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