

Clayford Avenue

Ferndown, Dorset BH22 9PG



HEARNES

WHERE SERVICE COUNTS



“Substantial 1930’s detached family home providing four double bedrooms, two bathrooms, approaching 2,000 sq ft with stunning rear garden in excess of 100ft”

FREEHOLD PRICE £635,000

Extremely well presented detached character house comprising four double bedrooms, two luxury shower bathrooms, WC, spacious lounge/dining room, separate family/reception room and a stunning bespoke fitted kitchen/breakfast room.

The property blends its original features with modern fittings including open fireplace, oak flooring and original traditional detached garage. immaculately kept and private rear garden in excess of 100ft with greenhouse and allotment areas, detached single garage and generous off-road parking. Enjoying a popular and convenient location approximately 100 metres away from Harmont Wood and the Ferndown Nature Reserve, as well as being close to schools and amenities.

- **1930’s Detached family home approaching 2,000 sq ft with stunning rear garden in excess of 100ft rear garden**

Ground floor:

- **Entrance hall** with oak flooring
- **Cloakroom** finished in a contemporary grey panelling and white suite
- Dual aspect **family room** with oak flooring
- **27ft Dual aspect lounge/dining room** with an open fireplace and double glazed French doors leading out to the garden
- **22ft x 15ft stunning L-shaped kitchen/breakfast room** with extensive feature granite work surfaces and upstands from a Mexican riverbed, inset curved Belfast sink, full height double larder cupboard, integrated washer/dryer, integrated dishwasher, integrated fridge, Smeg Range cooker with Smeg extractor hood above, pull out ironing board, tiled floor and double glazed French doors leading out to the stunning rear garden

First floor:

- **Landing**
- **Main bedroom** with two fitted double wardrobes
- **Spacious en-suite shower room** finished in a stylish white suite to incorporate an oversized shower cubicle and a tiled floor
- **Three further generous double bedrooms**
- **Main family bathroom** which has been luxuriously refitted with grey wood units and finished in a contemporary white suite to incorporate a shower/bath with shower over and a tiled floor

COUNCIL TAX BAND: F

EPC RATING: D





TOTAL APPROX. FLOOR AREA 1981 SQ.FT. (184.0 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **120ft x 40ft Rear garden** offering an excellent degree of seclusion, with a greenhouse, wood burning pizza oven, large paved effect area and a summer house with light and power providing the ideal space for a home office or gym. Garden lighting and flood lights are switched from the kitchen
- **Front gravelled driveway and a further area of side driveway** providing off-road parking
- **4 Door bike shelter** which holds up to six bicycles
- **Detached single garage** with double wooden doors, a double glazed window, light and power
- **Further benefits include:** double glazing, UPVC fascias and soffits and a gas-fired central heating system with replacement boiler

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



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