

Stanfield Road

Ferndown, Dorset, BH22 9PA



HEARNES

WHERE SERVICE COUNTS



“A 2,200 sq ft family home extensively modernised over two floors to an extremely high specification, on a well-proportioned private plot”

FREEHOLD PRICE £700,000 - £725,000

This deceptively spacious chalet style family home has been meticulously and thoughtfully re designed and is located in a prime location at the head of a small close, only 1 mile from Ferndown’s town centre and a level walk to Ferndown Upper School, Woodland walks through Ferndown Common and access to regular bus routes to both Wimborne and Ringwood.

The accommodation comprises; reception hallway with Karndean flooring and a vaulted ceiling, double doors with a step down to the hub of the house which is the superb open plan kitchen/family/dining room with a vaulted ceiling and stylish bespoke kitchen and island unit together with sliding doors out to the patio, four bedrooms over two floors served by a stylish bathroom, shower room and en-suite shower room.

Other benefits include a separate utility room, modern gas central heating, double glazing, re plumbed and re-wired throughout, newly contrasted multi function garden room, partial garage/storage room and driveway parking for numerous vehicles.

Ground Floor

- **Reception hallway** with vaulted ceiling and Karndean flooring
- **Reception/sitting room** with patio doors to the garden, ideal TV/snug room
- **Kitchen/family/dining room** this stunning open plan, versatile area provides dining space adjacent to the sliding patio doors giving access to and overlooking the immediate patio and garden, underfloor heating throughout the room combined with a large roof lantern above the bespoke kitchen comprising; range of wall and base mounted units and quartz worktops, island unit with breakfast bar and inset induction hob together with a range of integrated appliances
- **Utility room** with fitted units matching the kitchen and a door out to the side access
- **Bedroom one** with a window to the front aspect
- **En-suite shower room** 1 ½ size shower cubicle, vanity unit with inset wash hand basin and wc
- **Bedroom two** with a window to the side aspect
- **Bathroom** luxuriously finished with a white suite to include a free standing roll top bath, wash hand basin with vanity unit beneath and wc

First Floor

- **Landing**
- **Bedroom three** with a floor to ceiling window overlooking the rear garden
- **Bedroom four** with a Velux window
- **Family shower room** also finished in a luxurious modern white suite incorporating a dual width shower cubicle, tiled walls and flooring, vanity unit with wash hand basin, wc and Velux window
- **Further benefits** include double glazing and gas-fired central heating

COUNCIL TAX BAND: D

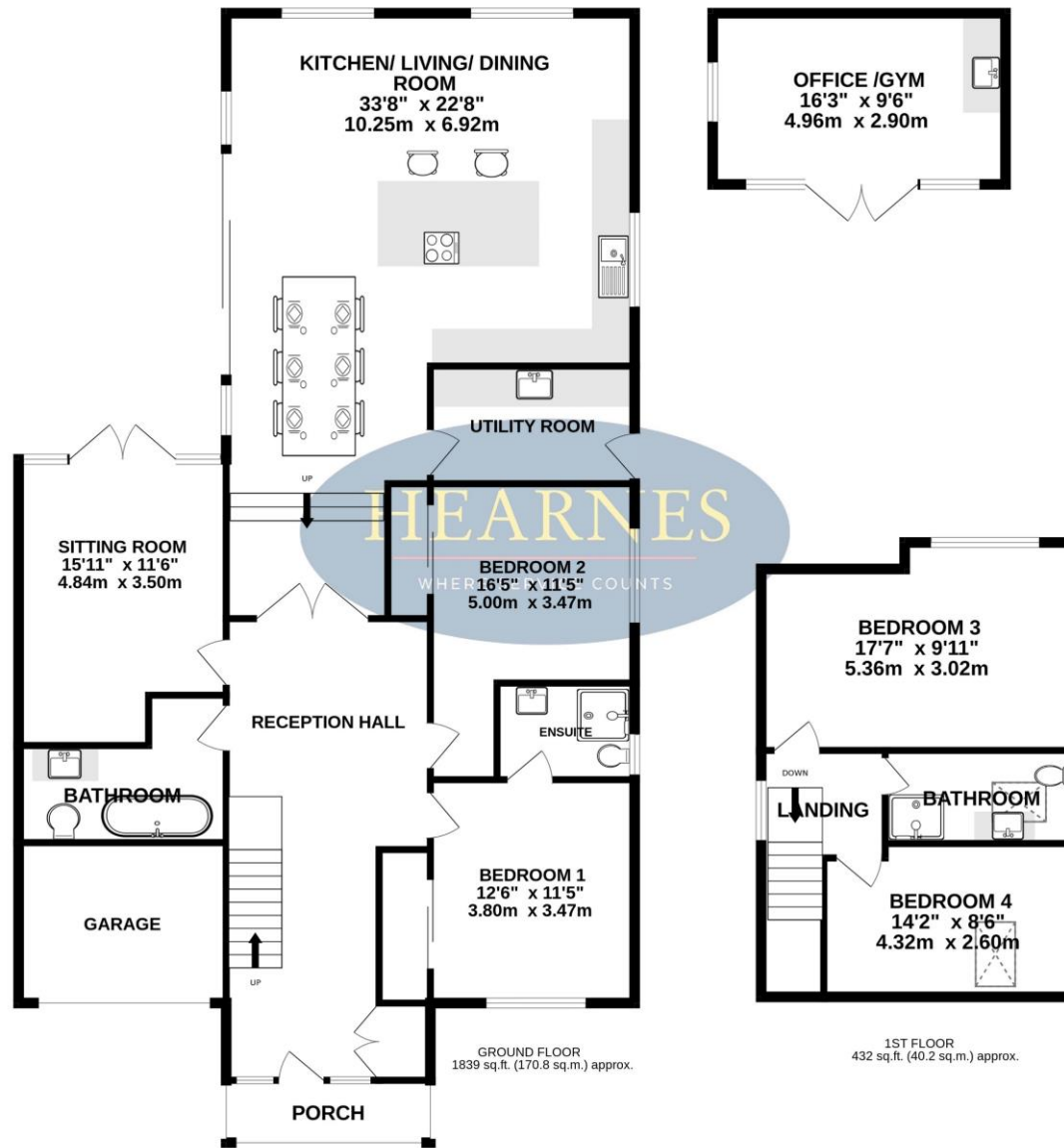
EPC RATING: C





TOTAL FLOOR AREA : 2271 sq.ft. (211.0 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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Outside

- The gardens compliment the property perfectly, with a large driveway providing **parking for numerous vehicles** including space for the storage of a motorhome or boat, a section of remaining garage with automated door providing convenient storage. The **rear garden** is laid to level lawn with a delightful private patio, ideal for families and entertaining, all enclosed by timber fencing
- Detached **timber garden room**, which is fully insulated with light and power

Ferndown offers an excellent range of shopping, leisure and recreational facilities and highly regarded schools within easy walking distance. Ferndown's town centre is located approximately 1 mile away.



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