

Wimborne Road East

Ferndown, Dorset, BH22 9LZ



HEARNES

WHERE SERVICE COUNTS



“A generous sized and versatile 1,800 sq ft family home with detached double garage, occupying a secluded plot measuring 0.31 of an acre”

FREEHOLD PRICE £625,000

This conveniently located and well-proportioned four bedroom, three bathroom detached family home has a detached double garage, driveway providing generous off-road parking for several vehicles and secluded gardens, whilst occupying a plot measuring 0.31 of an acre.

This light, spacious and unique family home was designed and constructed by the current owners circa 25 years ago. The property provides spacious accommodation along with secluded gardens, which are particular features. The side driveway and detached double garage are also added benefits, along with the convenient and popular location situated within good access of both Ferndown and Wimborne.

- **A 1,800 sq ft four bedroom detached family home occupying a secluded plot measuring 0.31 of an acre**

Ground Floor:

- Spacious **entrance hall**
- **Cloakroom** finished in a white suite
- **Kitchen area** incorporating ample worksurfaces, a good range of base and wall units, integrated double oven, hob and extractor, integrated fridge, stainless steel sink unit with waste disposal unit, tiled floor and window to the front aspect
- **18ft Dual aspect dining area** with tiled floor, ample space for a 6-seater dining table and chairs and sofa, with bi-fold doors opening to offer direct access out to the secluded rear garden
- Generous sized **utility room** with tiled floor, Belfast sink, space and plumbing for a washing machine, wall-mounted gas-fired boiler, space for a fridge and freezer, window to the side aspect and a door leading out to the side path
- **18ft Dual aspect lounge** with open fireplace and sliding patio doors giving access out to the secluded front garden
- **Double bedroom** with fitted wardrobes
- Spacious **en-suite bathroom/shower room** finished in a white suite incorporating a panelled bath with mixer tap and shower attachment, separate shower cubicle, pedestal wash hand basin, WC and partly tiled walls

First Floor:

- Spacious first floor **landing**
- **Bedroom one** is a generous sized double bedroom
- Good size **en-suite bathroom/shower room** finished in a white suite incorporating a panelled bath with mixer taps and shower attachment, shower cubicle, WC, wash hand basin with vanity storage beneath and partly tiled walls
- **Double bedroom** (currently used as an office/occasional bedroom)
- **Additional bedroom** with fitted wardrobes and is currently being used as a dressing room, but would be a good sized single bedroom with the wardrobes removed
- **Family bathroom/shower room** incorporating a panelled bath with mixer taps and shower attachment, corner shower cubicle, pedestal wash hand basin, WC and partly tiled walls
- **Further benefits** include double glazing, security alarm and a gas-fired heating system

COUNCIL TAX BAND: E

EPC RATING: C



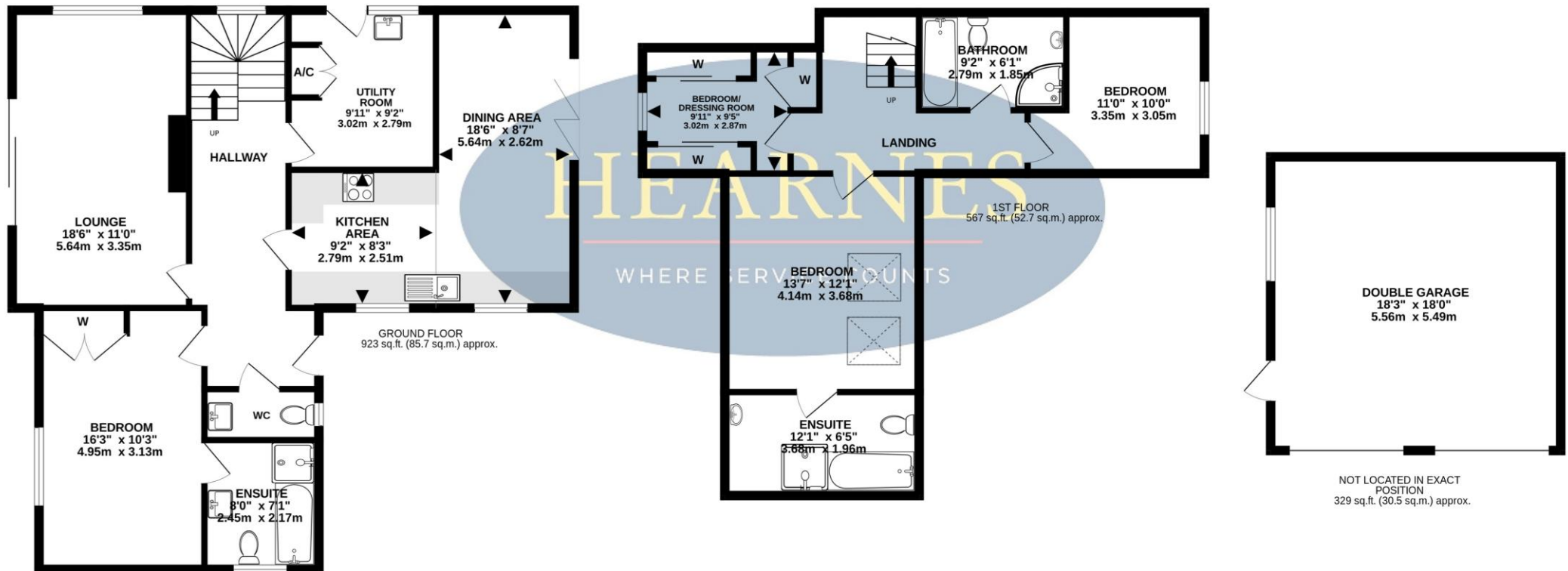




TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.

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.

Made with Metropix ©2025







Outside

- Double wooden gates open onto a gravelled driveway which provides **generous off-road parking** for several vehicles and in turn leads down to a detached double garage
- At the front of the property there is a decked seating area with ornately shaped paved steps that lead up to an area of well-kept front lawn. The front lawn is bordered by well-stocked flower beds and is stocked with many attractive plants and shrubs. A side path leads down to the rear garden
- The **rear garden** offers an excellent degree of seclusion and incorporates a decked seating area, lawned area, crazy paved patio and a block paved path which continues down to a timber constructed outbuilding with adjoining partly covered decked seating area. Also within the rear garden there is a vegetable garden with a vegetable plot and greenhouse
- Detached **double garage** with two metal up and over doors, light, power and a side personal door

The market town of Wimborne is located approximately 3 miles away. Ferndown's town centre is located approximately 1.5 miles way and 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



www.hearnes.com Offices also at:
Bournemouth, Poole, Ringwood & Wimborne