

Monkton Close

Ferndown, Dorset, BH22 9LL



HEARNES

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“A deceptively spacious and modernised family home with an 80ft secluded south facing rear garden, conveniently located approximately 700 metres from Ferndown’s town centre”

FREEHOLD GUIDE PRICE £550,000

This superbly positioned and generous sized four bedroom, two bathroom detached family home has a double glazed conservatory overlooking an 80ft secluded south facing rear garden, detached single garage and driveway providing generous off-road parking.

This deceptively spacious and versatile 1,890 sq ft family home comes to the market offered with no onward chain and enjoys a convenient and sought after location, approximately 700 metres from Ferndown’s town centre.

- **A four bedroom detached family home with an 80ft secluded south facing rear garden, offered with no chain**

Ground Floor:

- 15ft Impressive and spacious **entrance hall**
- **Dual aspect lounge** with windows to the front and side aspects and an exposed stone fireplace with living flame coal effect gas fire creating an attractive focal point
- **Snug/music room** with window to the side aspect and sliding patio doors leading out to the dining/garden room
- **Modern kitchen** beautifully finished with extensive wood block work tops, attractive tiled splashbacks and a good range of base and wall units, integrated Bosch induction hob with extractor canopy above, Bosch double oven, Bosch dishwasher, Bosch fridge, tiled floor and an opening though to the dining/garden room
- **Dining/garden room** with window and doors providing views over and access out to the rear garden, tiled floor, radiator, wood block worktops and storage units, side door opening out to the side driveway and fitted window and ceiling blinds
- **Utility room** with worktops, sink units, base and wall units, recess and plumbing for a washing machine, space for a tumble dryer, recess for a freezer, tiled floor and a door leading out to the rear garden
- **Family bathroom/shower room** finished in a white suite incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, separate panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath, partly tiled walls
- **Bedroom three** is a generous sized double bedroom benefitting from an excellent range of fitted wardrobes with cupboards above
- **Bedroom four** is also a double bedroom, currently used as a reception room

First Floor:

- **15ft Landing**, large enough to be used as a study area, with access into the eaves for useful storage
- **Bedroom one** is a generous sized double bedroom benefitting from fitted wardrobes, drawer and cupboard storage
- **Bedroom two** is also a double bedroom enjoying a triple aspect, with a cupboard housing a wall-mounted gas-fired boiler, and access into the eaves for useful storage. This bedroom is currently being used as an office
- Spacious **family bathroom/shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, separate panelled bath with mixer taps and shower attachment, WC, wash hand basin with vanity storage beneath and partly tiled walls
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and solar heated hot water which provides supplementary heating for the hot water system. The property also comes to the market offered with no onward chain.

COUNCIL TAX BAND: D

EPC RATING: C







INCLUDING EAVES STORAGE AND GARAGE

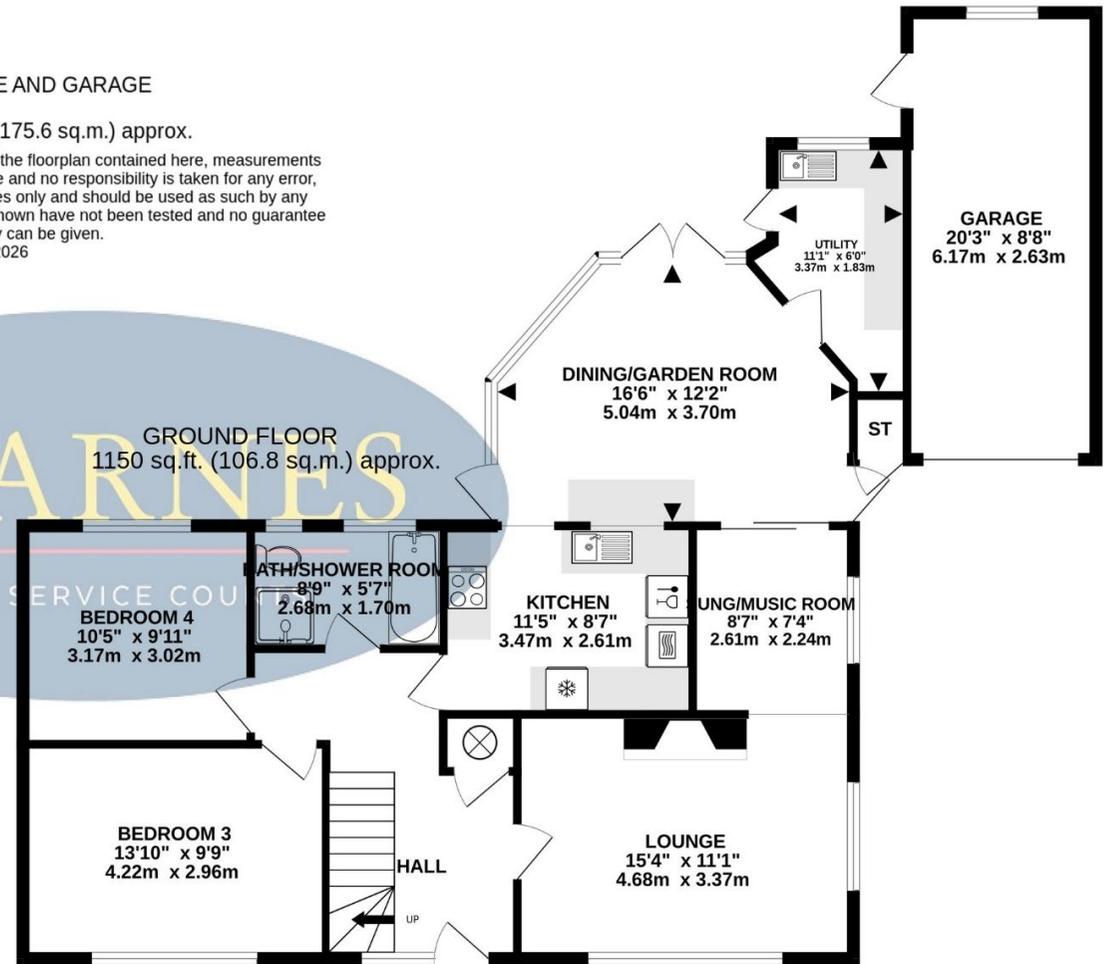
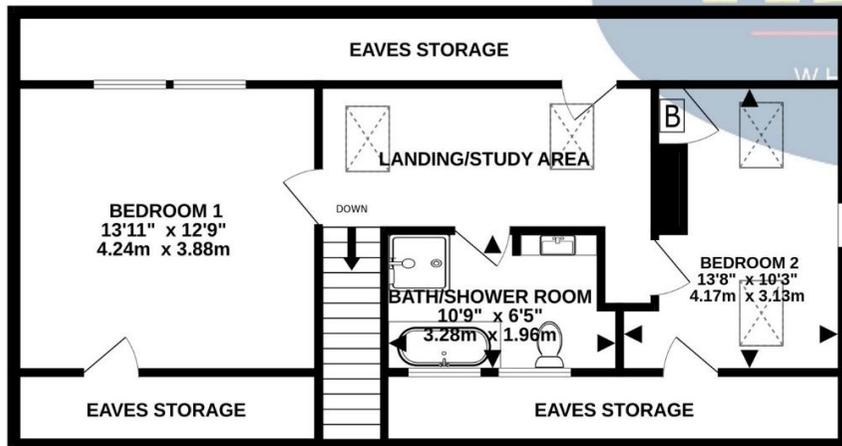
TOTAL FLOOR AREA : 1890 sq.ft. (175.6 sq.m.) approx.

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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1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.

GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



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AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The **rear garden** is a superb feature of the property as it faces a **southerly aspect**, offers an excellent degree of seclusion and measures approximately 80ft 50ft. Adjoining the rear of the property there is an Indian Sandstone paved patio. The garden is stocked with many attractive ornamental plants and shrubs, with a good sized area of lawn, various raised well stocked flower beds and a high-quality greenhouse and fruit cage. At the far end of the garden there is a compost area and high quality metal shed. The garden itself must be seen to be fully appreciated and is a particular feature
- A front driveway provides generous **off-road parking** and a side driveway leads down to a detached single garage
- Detached **single garage** with double doors, double wooden side doors, a double glazed window, light and power

Ferndown offers an excellent range of shopping, leisure and recreational facilities.



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