

Larch Way

Ferndown, BH22 9SS



HEARNES

WHERE SERVICE COUNTS



“Situated on a larger than average and secluded plot measuring 0.23 of an acre with space to construct outside accommodation, log cabin or garden office (stpp) in a sought after cul de sac location”

FREEHOLD PRICE Offers Over £700,000

This superbly positioned and versatile three/four bedroom, two bathroom, one shower room, one/two reception room detached family home has generous sized wrap around mature and secluded gardens with double garage and driveway providing generous off road parking.

This light and spacious 2,100 sq ft family home offers light, spacious and versatile accommodation whilst occupying a good sized secluded corner plot, whilst tucked away in an elevated cul de sac in Ferndown. The property now comes to the market offered with no onward chain.

- **Offering over 2,100 sq ft , a delightful three/four bedroom spacious family home, set within almost a quarter of an acre secluded plot with wrap around south and south-west facing gardens**
- Impressive 14' x 12' **reception hall** which has a central open treaded staircase which provides a striking feature
- 19' **Lounge/dining room** which enjoys a dual aspect and has two sets of double glazed sliding patio doors leading out into the secluded rear garden
- 17' Dual aspect **kitchen** incorporating ample slimline worktops with a good range of high gloss base and wall units, integrated oven, grill 5 ring gas hob and extractor canopy above, dishwasher, recess and plumbing for washing machine, space for an American style fridge freezer, cupboard housing a wall mounted gas fire boiler, polished porcelain tiled floor, double glazed window overlooking the secluded side garden and a door which gives access
- Generous sized **family room** which has the flexibility to be used as required and will also make a good sized double bedroom and has two sets of double glazed sliding patio doors into the secluded rear garden
- Ground floor **double bedroom** with fitted wardrobe
- **En suite bathroom** finished in a stylish white suite incorporating a panelled bath with mixer taps and shower attachment, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- Spacious **ground floor shower room** finished in a modern white suite incorporating a double sized walk-in shower, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **First floor landing** with linen cupboard
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath, WC, wash hand basin with vanity storage beneath, fully tiled walls, tiled flooring with underfloor heating
- Generous sized **double bedroom** with a double glazed window to the rear aspect and access into the eaves for useful storage
- Generous sized **bedroom three** with a double glazed window to the front aspect and access into the eaves for useful storage

COUNCIL TAX BAND: F

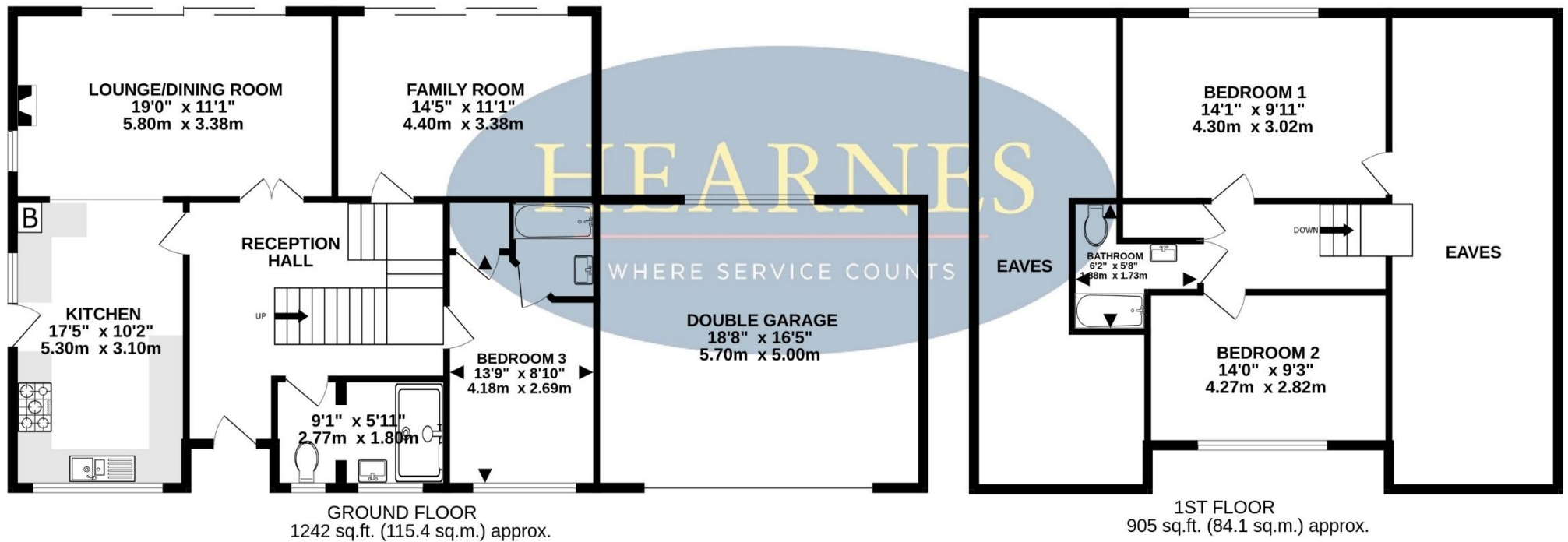
EPC RATING: D



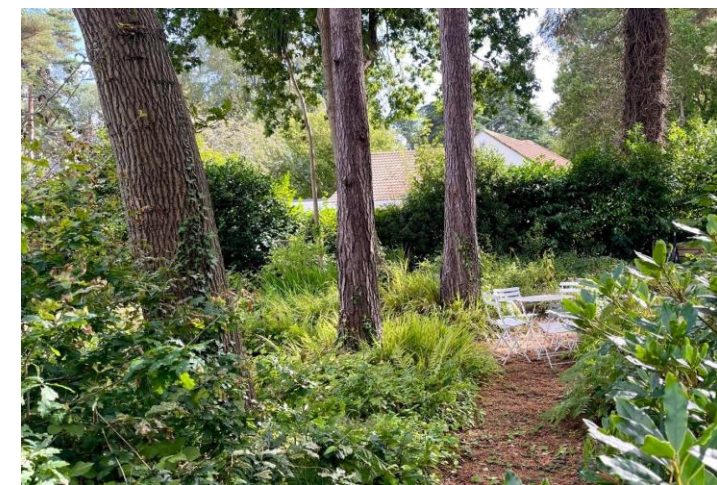


TOTAL FLOOR AREA : 2147 sq.ft. (199.4 sq.m.) approx.

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 **rear and side gardens** both offer an excellent degree of seclusion. The rear garden incorporates a large decked seating area with an inset ornamental pond. The garden is stocked with many attractive mature plants and shrubs with a side gate opening onto the **side garden**. The side garden measures approximately 90' x 75' and incorporates a large area of lawn with a wooded area with mature plants, trees and shrubs. The garden itself is fully enclosed
- There is a good sized area of lawned **front garden**
- A front **driveway** provides generous off road parking for several vehicles
- **Double garage** has an up and over door, light and power and a window
- **Further benefits** include double glazing, UPVC fascias and soffits and a gas fired central heating system
- **Agents note:** the vendor informs us that the chimney has been swept and lined and the original fireplace is 'log-burner' ready for it to be installed in the living room

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown town centre is located approximately 1.5 miles away



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