

Larch Way

Ferndown, Dorset, BH22 9SS



HEARNES

WHERE SERVICE COUNTS



“An extremely versatile 3,000 sq ft split level family home, occupying a good sized corner plot (annexe potential)”

FREEHOLD PRICE £725,000

This superbly positioned and extremely spacious four double bedroom, two bathroom, one shower room, two reception room split level detached family home, occupies a good sized and secluded corner plot, with an integral double garage and generous off-road parking.

This light and spacious 3,000 sq ft versatile family home has the benefit of solar panels and solar heated water, substantially reducing utility costs and also provides a yearly income. The property occupies a larger than average secluded corner plot, whilst situated in a sought after location within Ferndown.

- **A 3,000 sq ft four double bedroom detached family home (with annexe potential) on a corner plot with owned solar panels and a double garage**

Ground Floor:

- Spacious **21ft entrance hall** with stairs continuing down to the lower ground floor accommodation
- 18ft Dual aspect **kitchen/breakfast room** incorporating granite and roll top work surfaces with a double stainless steel sink unit and separate stainless steel rinse sink, integrated oven and grill, five ring gas hob and extractor hood above, integrated Miele dishwasher, integrated freezer and fridge, attractive tiled splashbacks and space for a breakfast table and chairs
- **22ft Triple aspect lounge** enjoying a pleasant outlook over the rear garden, with sliding patio doors leading out to a paved side patio, whilst a further set of patio doors lead out to a front private patio. An exposed stone open fireplace with granite hearth currently has an inset log effect electric fire, creating an attractive focal point
- Separate **dining room** enjoying a pleasant outlook over the rear garden
- **Bedroom one** is a generous sized double bedroom with sliding patio doors opening out to a Juliette balcony
- Spacious **en-suite bathroom/shower room** incorporating a corner shower cubicle, panelled bath, pedestal wash hand basin, wc and fully tiled walls
- **Bedroom four** is also a generous sized double bedroom benefitting from fitted wardrobes
- Luxuriously appointed **family bathroom** incorporating a Jacuzzi spa bath with shower over, contemporary glass wash hand basin, wc with concealed cistern and fully tiled walls

Lower Ground Floor (Potential Annexe)

- **Hallway** with a cupboard housing a wall-mounted Worcester gas-fired boiler and an internal door leading through to the double garage
- **22ft Bedroom** with fitted wardrobes and a door leading out to the rear garden (this is currently being used as an office/bedroom)
- **Bedroom three** with an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, dressing table and cupboard storage
- Spacious refitted **shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle with chrome raindrop shower head and separate shower attachment, wash hand basin with vanity storage beneath and wc with concealed cistern
- Large **utility room** with a sink unit, space for an American style fridge/freezer, recess and plumbing for a washing machine, space and outlet for a tumble dryer and a door leading out to the rear garden
- **Further benefits** include double glazing, UPVC fascias and soffits, a gas-fired heating system and the property also has the benefit of solar panels which are owned and solar heated hot water. These both reduce electricity costs and also provide a yearly income

COUNCIL TAX BAND: G

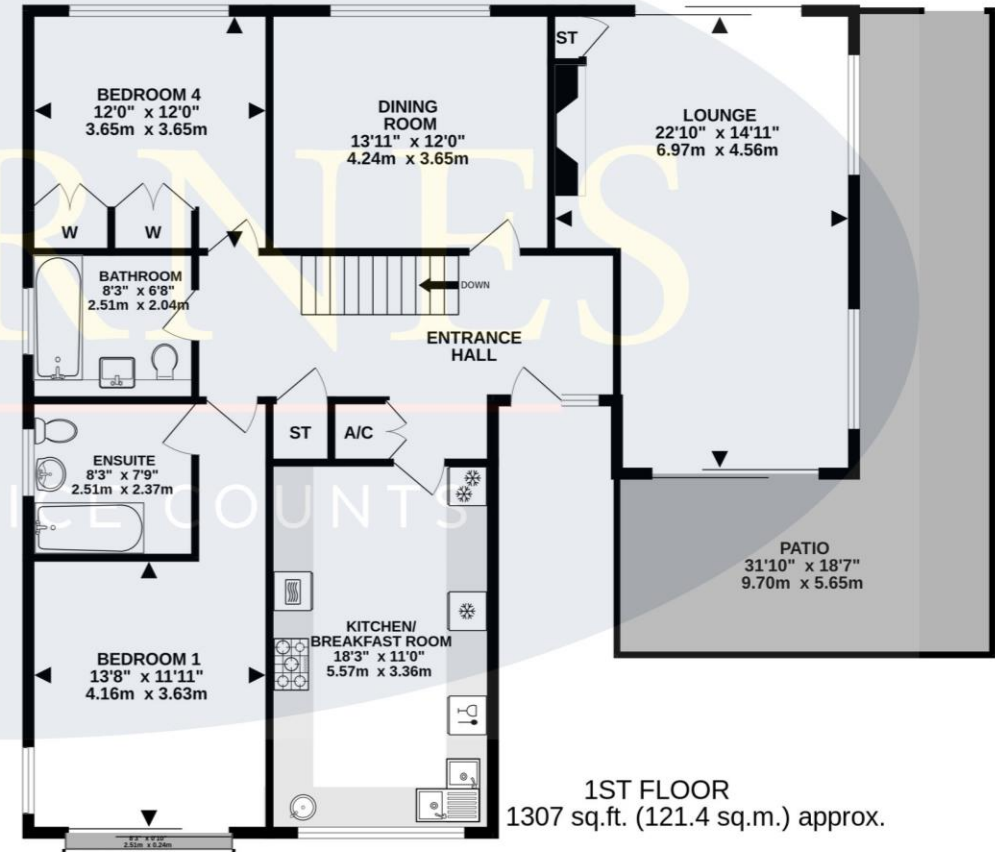
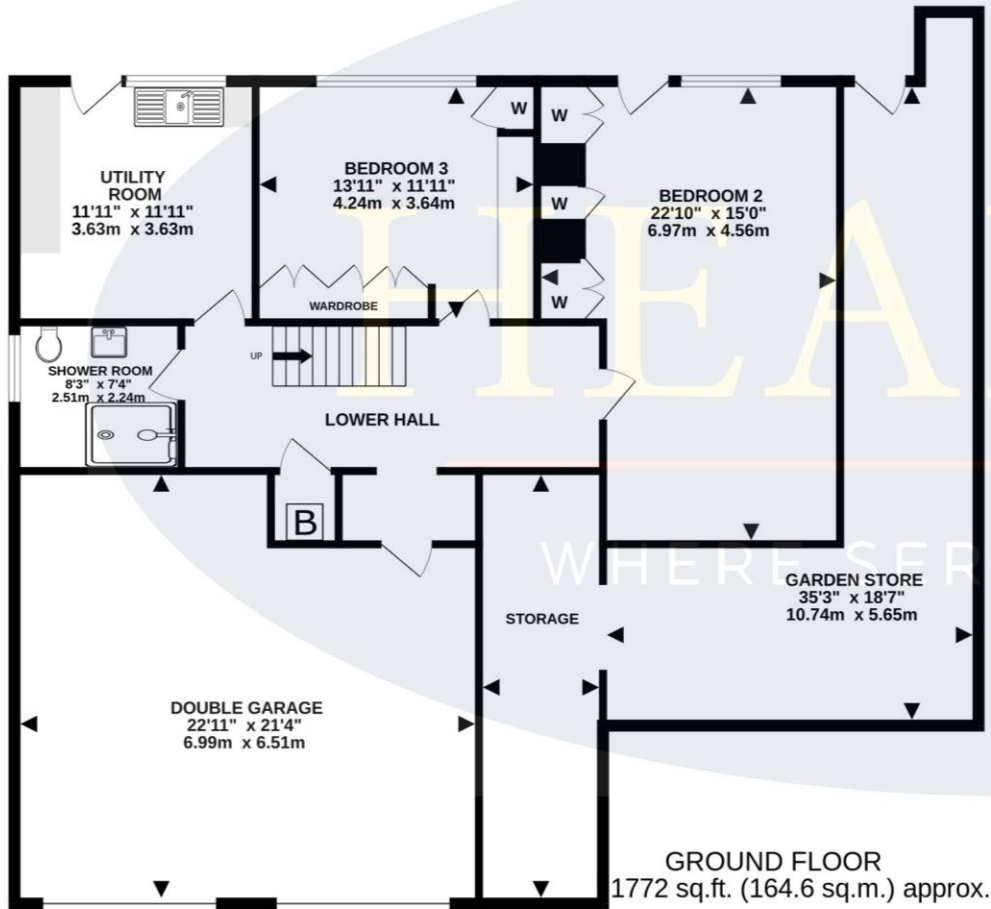
EPC RATING: D





TOTAL FLOOR AREA : 3079 sq.ft. (286.1 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

- **Double garage/workshop** with a sink unit, workshop area, light, power, two remote control up and over doors and an internal door into the property
- A front block paved driveway provides **generous off-road** parking for several vehicles, which in turn leads up to an integral double garage, with a good sized area of raised front lawn
- **Rear garden** measuring approximately 55ft x 40ft, is fully enclosed and offers an excellent degree of seclusion. The garden is predominantly laid to lawn, bordered by well-stocked flower beds. A side path leads down to a side gate and a path continues down to the **31ft x 20ft basement/garden store** which provides a useful and easily accessible storage space. Steps lead up through the rear garden to a 31ft x 18ft raised side and front patio, both with electrically operated pull out sun canopies. There is a further area of good sized lawn

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately half a mile away.



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