



Laburnum Close
Ferndown, Dorset, BH22 9TX

FREEHOLD GUIDE PRICE

£400,000

“Tucked away at the end of a cul-de-sac this extended family home occupies a larger than average southerly facing secluded corner plot”

This substantially enlarged and well presented three double bedroom link detached family home occupies a larger than average secluded plot whilst tucked away in a cul-de-sac location.

The ground floor accommodation has been enlarged to create a fantastic open plan family and living area which overlooks a larger than average and secluded rear garden. The single garage has been reduced in size to create a useful area and utility room behind. The property is also conveniently located for Ferndown's highly regarded schools.

- **An extended three double bedroom link detached family home occupying a larger than average secluded plot**

Ground floor:

- **Entrance hall**
- **Ground floor cloakroom** finished in a white suite
- **Double bedroom** which is currently used as an office
- **Walk-in wardrobe** with hanging rail and shelving
- **Kitchen** incorporating roll top worksurfaces, base and wall units, recess for range cooker, recess and plumbing for dishwasher, stainless steel sink unit with rinse hose, tiled splashbacks, storage cupboard, serving hatch through to the dining room and an opening through into the lounge
- **15ft Triple aspect lounge** with two sets of sliding patio doors leading out onto a decked seating area and a further door leading through into the utility room
- **Dining room** with picture window offering a pleasant outlook over the private, south facing garden and a serving hatch through to the kitchen
- **Utility room** with sink unit, worktops, base and wall units, plumbing for washing machine, recess for under counter fridge, space for American style fridge/freezer, sliding patio doors leading out into the garden and internal door leading through into the rear portion of the former garage which has now been converted into a useful area

First floor:

- **Bedroom one** is a generous sized double bedroom with wardrobe recess
- **Bedroom two** was formerly two bedrooms and has now been opened up to create one 15ft generous sized double bedroom with fitted wardrobe (two bedrooms could be reinstated/created)
- **Bathroom** finished in a white suite incorporating a panelled bath with shower over, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls

Outside:

- **The rear garden** is a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and is considerably larger than the average
- Adjoining the rear and side of the property there is a decked seating area enclosed by wooden balustrade. Steps lead down onto a large area of lawn where there is a **useful timber storage shed and a greenhouse**. The garden is stocked with many attractive, mature plants and shrubs and is fully enclosed by fencing. At the far end of the garden there is a further area of garden with a **timber shed**
- **A front driveway** provides generous off road parking
- **The former single garage** has been sub-divided with the front portion of the garage remains for useful storage, the rear portion of the garage is now used as a useful storage area which in turn leads through into the utility room
- **Further benefits include;** double glazing, replacement UPVC fascias & soffits and a gas fired heating system

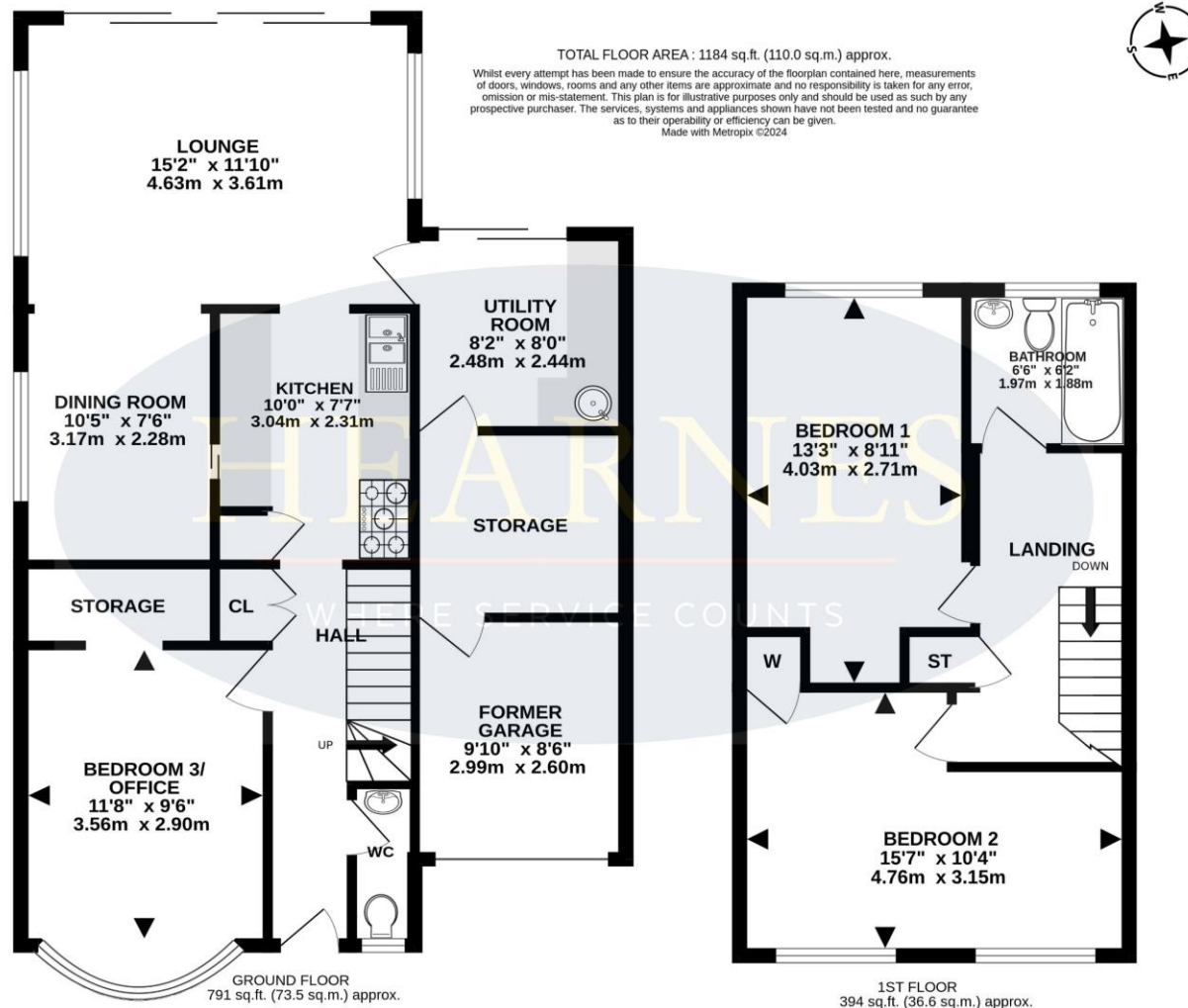
Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 2 miles away.

COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





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

