

Dudsbury Avenue

Ferndown, Dorset BH22 8DT



HEARNES

WHERE SERVICE COUNTS



“A stunning and spacious 2,400 sq ft family home situated in a sought after town centre location”

FREEHOLD GUIDE PRICE £875,000

This cleverly designed, beautifully finished and superbly positioned five double bedroom, three shower room detached family home has a 25ft detached garage/workshop, landscaped gardens and driveway providing generous off road parking, whilst occupying a corner plot and situated in a sought after yet convenient location approximately 500 metres from Ferndown's town centre.

The current owners have transformed this former bungalow into a 2,400 sq ft light, spacious and versatile family home which has been finished to an extremely high standard with no expense spared.

There are some lovely finishing touches which include underfloor heating throughout the ground floor accommodation, a 24ft x 23ft open plan kitchen/breakfast/dining/family room which has an excellent range of integrated Miele appliances and log burner, three luxuriously appointed en-suites, landscaped enclosed gardens.

- **2,400 sq ft Five bedroom detached family home occupying a good size corner plot approximately 500 metres from Ferndown's town centre**

Ground floor:

- **Impressive 25ft entrance hall** offers an immediate feeling of space with an oak staircase with glass balustrade leading to the first floor accommodation
- **24ft x 23ft Stunning open plan kitchen/breakfast/dining/family room** which enjoys a triple aspect. This room undoubtedly has the 'Wow' factor and is a fantastic family and entertaining space
- **The kitchen/breakfast area** has been beautifully finished with extensive Quartz worktops with matching upstands and inset sink with a central island unit also finished with Quartz which continues round to form a four seater breakfast bar with an integrated Miele induction hob with a Miele extractor hood above. There is a further excellent range of high quality integrated Miele appliances to include twin ovens, combination oven with warming drawer beneath, large wine fridge, dishwasher, full height fridge and fully height freezer
- **The family area** has space for two large sofas and a wood burning stove with wooden mantle above and slate hearth
- **The dining area** has ample space for an 8 seater dining table and chairs and has bi-fold doors which open out into the landscaped garden
- **Utility room** with recess for washing machine and tumble dryer and floor to ceiling useful storage cupboards
- **Bedroom four** is a large double bedroom
- Spacious and beautifully finished **en-suite shower room** incorporating a corner shower cubicle, chrome raindrop shower head and separate shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Snug/bedroom five** which is currently used as a reception room has a wooden panel feature wall with fitted storage and double glazed sliding patio doors leading out into the garden
- **Gym/office** which could also be used as a double bedroom has double glazed sliding patio doors leading out into the garden
- Spacious, beautifully finished **ground floor cloakroom** incorporating a WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring and fitted floor to ceiling coat cupboard with sliding doors

First floor:

- **Impressive and spacious first floor landing** with door giving access to large, walk-in, easily accessible and useful loft storage space which houses the wall mounted gas fired boiler, pressurised hot water tank and a digital networking process hub unit
- **Bedroom one** is a 19ft x 15ft bedroom which undoubtedly has the 'Wow' factor as it has a vaulted ceiling with inset spotlights, triangular shaped feature windows and electrically operated Velux roof windows with integrated electrically operated blinds
- **Walk-in wardrobe** fitted out with shelving, drawers and hanging rails comprehensively fitted out with shelving, hanging rails and drawer storage
- Luxuriously appointed and spacious **en-suite shower room** incorporating a walk-in-shower area with a chrome raindrop shower head and separate shower attachment, WC with concealed cistern and wash hand basin with vanity storage beneath, fully tiled walls and flooring with integrated lighting
- **Bedroom two** is also an impressive 15ft double bedroom with electrically operated Velux windows with integrated blinds and fitted wardrobes
- **Bedroom three** is again a large double bedroom
- Luxuriously appointed and extremely spacious **family bathroom/shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, tiled recess with inset lighting, freestanding contemporary roll top bath with mixer taps and shower attachment, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring with integrated lighting

COUNCIL TAX BAND: E

EPC RATING: C



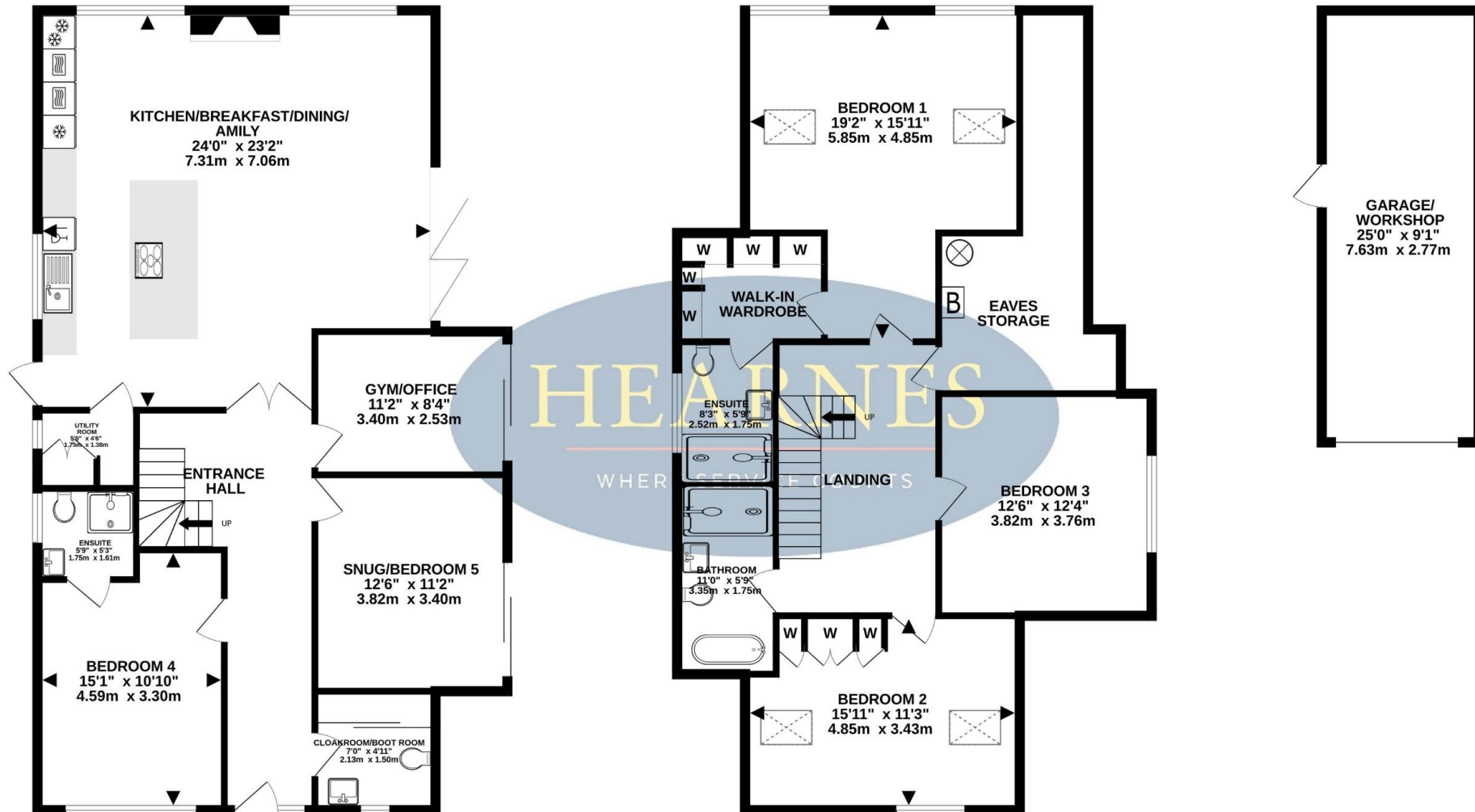


GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.

1ST FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



NOT LOCATED IN EXACT
POSITION
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 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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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.





Outside

- **The front garden** is fully enclosed, has been landscaped and is predominantly laid to lawn with a porcelain paved path which continues up to a pillared front entrance into the property
- **The rear and side gardens** offer an excellent degree of seclusion and face a south and westerly aspect. The rear and side garden extends round two sides of the property forming an L-shape with a maximum overall measurement of 75ft x 55ft
- Adjoining the side of the property there is a **large, porcelain paved patio**
- **The rear garden** is laid to lawn with a gravelled path leading out onto a rear gate giving access out onto driveway and garage
- At the far end of the garden there is a **detached garage/workshop** with remote control roll up and over door, light and power and a side personal door
- **Further benefits include;** double glazing, a gas fired heating system, security alarm, CCTV

Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown has a Championship Golf Course on Golf Links Road, the club house of which is located on Golf Links Road which is located half a mile away.



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