

Evening Glade

123 Golf Links Road, Ferndown, Dorset BH22 8DB



HEARNES

WHERE SERVICE COUNTS



“Occupying a larger than average corner plot in an exclusive mews style development with views over Ferndown’s Championship Golf Course”

FREEHOLD GUIDE PRICE £600,000 - 625,000

This superbly positioned and generous sized three double bedroom (formerly four double bedroom), two bathroom, one shower room three storey end of terrace versatile family home occupies a larger than average corner plot enjoying delightful views over Ferndown’s Championship Golf Course. This particular property is tucked away in a superb location within this exclusive mews style development and occupies a larger than average corner plot with an L-shaped garden wrapping around two sides of the property. The property also has a front driveway providing generous off-road parking.

Evening Glade is a small unique development with splendid views over the prestigious adjoining golf course and the clubhouse is located approximately 200 metres away. Evening Glade is also situated in one of Ferndown’s most sought after locations.

- **Three double bedroom (formerly four bedroom), three storey town house occupying a larger than average corner plot**

Ground floor:

- Spacious **reception hall** with tiled floor
- **Utility room** with floor standing gas fired boiler, recess and plumbing for washing machine, roll top worksurfaces, inset sink and internal door leading through into the garage
- **Family bathroom** with a mixer tap and shower hose, WC, pedestal wash hand basin, fully tiled walls and flooring
- **Double bedroom/sitting room**. This room is currently being used as a reception room, but could also be used as a bedroom and it has fitted wardrobes, a tiled floor with underfloor heating and a large, feature bay window giving glorious views over the rear garden and French doors giving access

First floor:

- **Landing** with Karndean flooring
- **18ft Kitchen/breakfast room** incorporating ample roll top work surfaces with a good range of base and wall units, integrated oven, hob and extractor, integrated microwave, integrated fridge/freezer and dishwasher, space for breakfast table and chairs, Karndean flooring
- **21ft x 18ft L-shaped Lounge/dining room**, Karndean flooring extends throughout this light and spacious reception room. There is ample space for dining table and chairs, living flame coal effect gas fire, large feature bay window offering a delightful outlook across the rear garden and adjoining golf course

Second floor:

- **Landing** with Karndean flooring
- **18ft Bedroom**. This bedroom was formerly two bedrooms and could be converted back if required, has Karndean flooring, fitted double wardrobe and a single wardrobe
- **Family bathroom** finished in a stylish white suite to incorporate a panelled bath with shower over and glass shower screen, WC with concealed cistern, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **16ft Master bedroom** with two fitted double wardrobes, Karndean flooring, French doors leading out onto the balcony
- **13ft Semi-circular balcony** offering a splendid, wooded outlook and views across Ferndown’s golf course
- Spacious **en-suite shower room** finished in a modern white suite incorporating a corner multi-jetted shower cubicle, WC, pedestal wash hand basin, fully tiled walls and Karndean flooring

COUNCIL TAX BAND: F

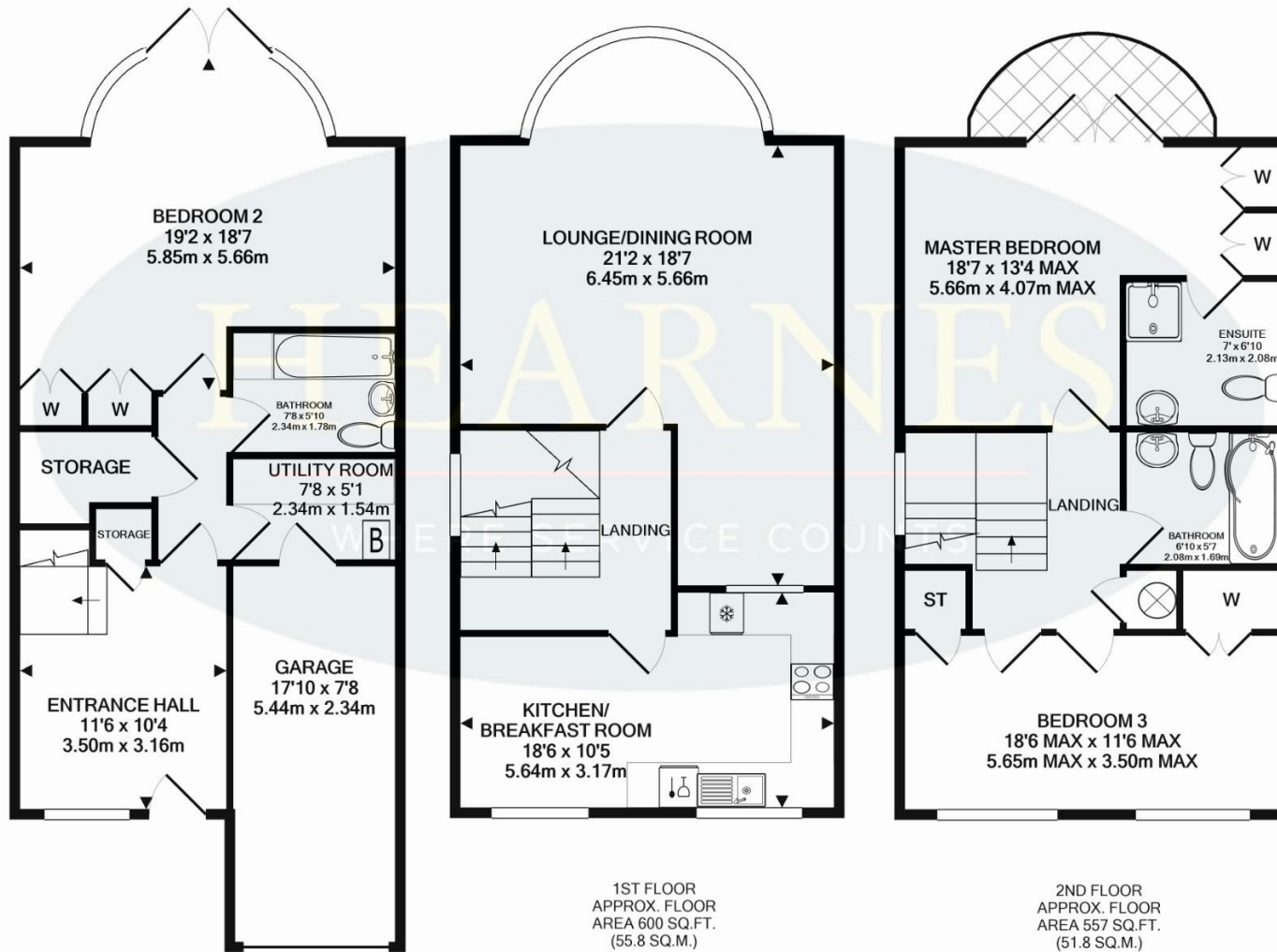
EPC RATING: D





TOTAL APPROX. FLOOR AREA 1805 SQ.FT. (167.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
 APPROX. FLOOR
 AREA 647 SQ.FT.
 (60.1 SQ.M.)





Outside

- The **rear garden** is a superb feature of the property as it is considerably larger than the average, is fully enclosed and has a maximum overall measurement of 80ft x 50ft
- The immediate area of rear garden has been landscaped for ease of maintenance and has a central and ornately shaped area of artificial lawn which is bordered by well stocked flower beds
- Adjoining the rear of the property there is a paved patio. Also within the garden there is a greenhouse and timber storage shed. A side path leads down to the side gate. There is a further area of side garden which is predominantly laid to lawn
- A **front block paved driveway** provides generous off-road parking and in turn leads up to an integral single garage
- **Single garage** has a remote control up and over door, light and power and a rear personal door
- **Further benefits include:** double glazing and a gas fired central heating system

Maintenance Charge is approximately £450 per annum for maintenance of the communal areas.

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



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