



**Curlew Close, Ferndown
Dorset, BH22 9TN**

FREEHOLD PRICE £350,000

“A well-presented family home with a good sized garden in a peaceful cul-de-sac and no chain”

This superbly positioned and generous sized two double bedroom semi-detached family home has a 35ft enclosed garden, single garage and a driveway. The property is tucked away in a peaceful cul-de-sac location and now comes to the market offered with no onward chain.

- **Two bedroom semi-detached family home with no chain.**

Ground Floor:

- **Entrance porch**
- **17ft Lounge/dining room** with a window to the front aspect.
- **12ft Kitchen/breakfast room** incorporating ample work surfaces, a good range of base and wall units, recess for a cooker with extractor canopy above, recess and plumbing for a washing machine, wall-mounted gas-fired boiler, space for a fridge/freezer, space for a breakfast table and chairs, window overlooking the rear garden and a door giving access.

First Floor:

- **Bedroom one** is a good sized double bedroom with a window to the front aspect.
- **Bedroom two** is also a double bedroom with a window to the rear aspect.
- **Family bathroom** finished in a white suite, incorporating a panelled bath with mixer taps and shower hose, wc, pedestal wash hand basin and partly tiled walls.
- The **rear garden** measures approximately 35ft x 25ft, is fully enclosed and offers a good degree of seclusion. Adjoining the rear of the property there is a paved patio, with a paved path leading down to a side gate. There is a good sized area of lawn and a well-stocked flower bed.
- Detached **single garage** with light, power, a metal up and over door and side personal door.
- A front driveway provides **off-road parking**, with a small area of front garden.
- **Further benefits** include double glazing, a gas-fired heating system.

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

COUNCIL TAX BAND: C

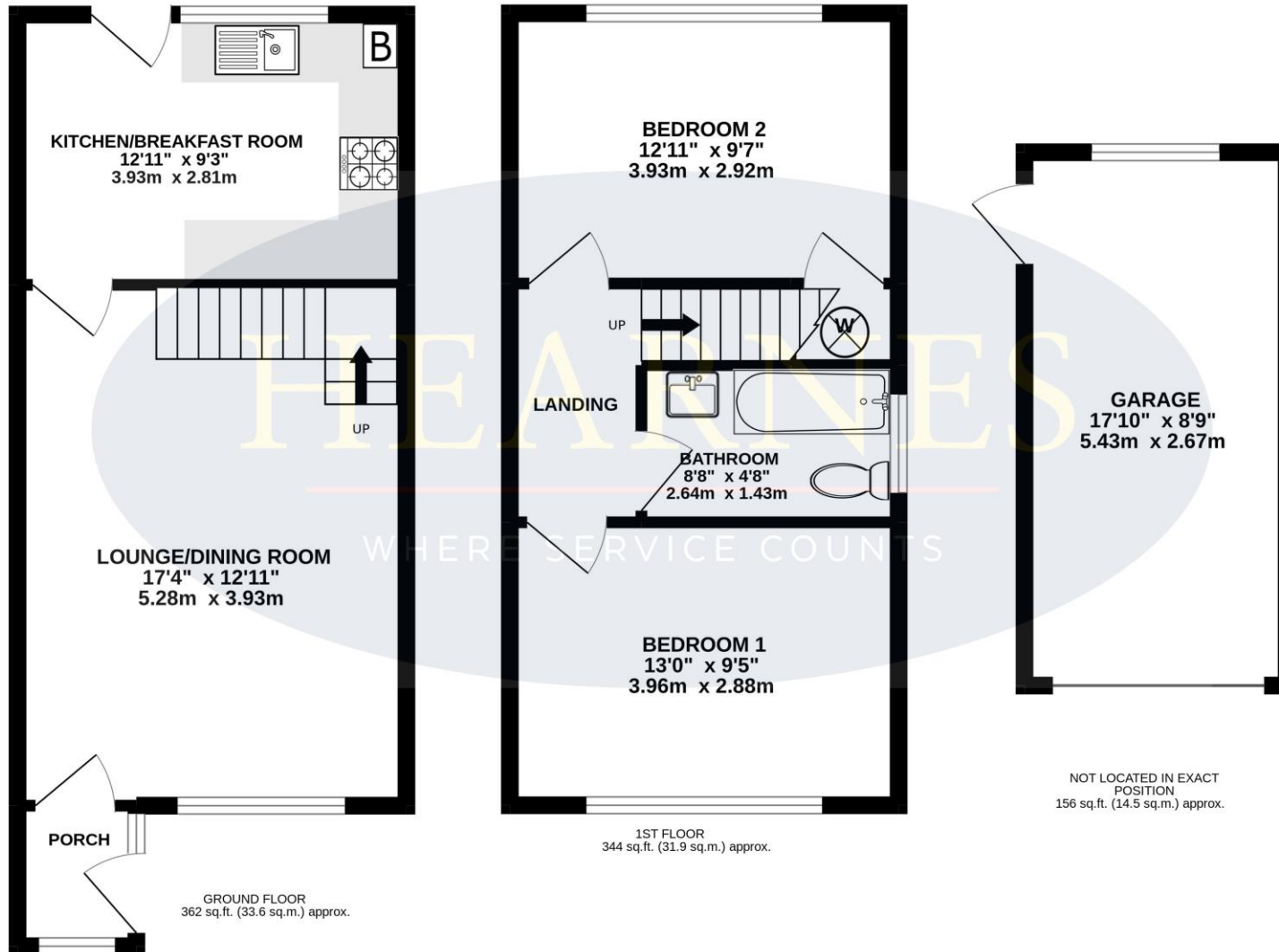
EPC RATING: D

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.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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