



HEARNES

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**Glenmoor Road, Ferndown
Dorset, BH22 8QE**

FREEHOLD PRICE

£435,000

“An impeccably presented family home with a secluded west facing garden in a cul-de-sac location”

A superbly positioned and immaculately presented three double bedroom detached family home with a double glazed conservatory overlooking a west facing rear garden, with a single garage and driveway.

This light and spacious family home is offered in immaculate condition and has well planned accommodation, with the reception rooms overlooking a secluded landscaped west facing rear garden. The property is tucked away in a pleasant cul-de-sac location.

- **Three double bedroom detached family home with a west facing secluded garden**

Ground Floor

- **Entrance porch**
- **Entrance hall**
- Modern **refitted kitchen** incorporating ample worktops, integrated twin Samsung ovens with Bosch four ring gas hob with extractor canopy above, recess and plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, tiled floor, window to the front aspect and double doors through to the dining room
- **Dining room** with sliding patio doors leading out to the rear garden and opening through to the lounge
- Generous sized **lounge** with a living flame coal effect gas fire and sliding patio doors leading out to the conservatory
- Fully double glazed **conservatory** enjoying views over the secluded rear garden, with French doors leading out to a patio area

First Floor

- **Bedroom one** is a generous sized double bedroom with a window to the rear aspect
- **Bedroom two** is also a good sized double bedroom with a window to the front aspect and useful over stairs cupboard
- **Bedroom three** is also a double bedroom with a window to the rear aspect and a fitted wardrobe
- **Family bathroom** refitted in stylish white suite incorporating a shower/bath with chrome raindrop shower head and glass shower screen, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Separate cloakroom** finished in a white suite with partly tiled walls and a tiled floor
- The **rear garden** is a superb feature of the property as it faces a **westerly aspect** and measures approximately 40ft x 30ft. Adjoining the rear of the property there is an Indian sandstone paved patio and side paths giving access to the front garden. Steps lead down to a lawned area and in the far corner of the garden there is a further area of paved patio. Also within the garden there is a useful timber storage shed
- A front driveway provides generous **off-road parking** and in turn leads up to an integral single garage. The front garden has been landscaped for ease of maintenance
- **Single garage** with a metal up and over door, light, power and a side personal door
- **Further benefits** include double glazing, replacement UPVC fascias and soffits and a gas-fired heating system

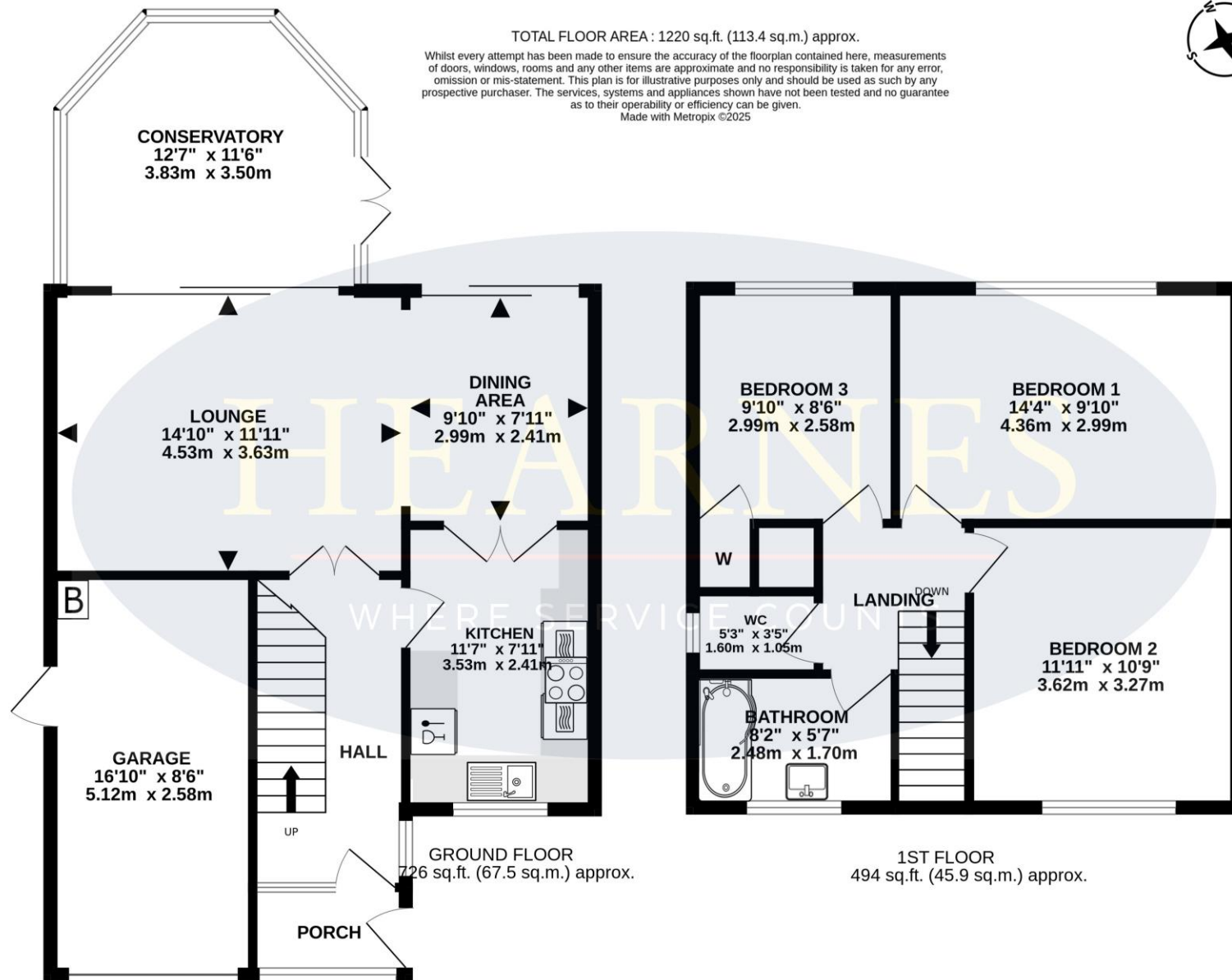
Parley First School, Tesco Express, a hairdressers and launderette are located approximately 200 metres away. Ferndown offers an excellent range of shopping leisure and recreational facilities, with the town centre located approximately 1 mile away.

COUNCIL TAX BAND: D

EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





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