



FOR SALE
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WHERE SERVICE COUNTS

**Balmoral Place
Ferndown, Dorset, BH22 9FN**

FREEHOLD PRICE

£325,000

“Nestled away in the heart of Ferndown’s town centre with a 40ft south facing rear garden”

This superbly positioned and stylish three bedroom modern family home has an 18ft lounge/dining room overlooking a 40ft south facing garden with two allocated parking spaces.

4 Balmoral place is one of five contemporary town houses in an exclusive and stylish courtyard development positioned in the heart of Ferndown’s town centre. The property also now comes to the market offered with no onward chain.

- **Entrance hall**
- **Ground floor cloakroom** finished in a stylish white suite incorporating WC with concealed cistern, wash hand basin with vanity storage beneath, tiled floor
- **Modern kitchen** incorporating ample roll top worksurfaces with a good range of base and wall units, integrated Neff double oven, hob and extractor, washing machine, dishwasher, fridge and freezer and a cupboard housing a wall mounted gas fired boiler and a double glazed window to the front aspect
- **18ft Dual aspect lounge/dining room** with ample space for dining table and chairs, useful storage cupboard, French doors leading out onto the southerly facing rear garden
- **Bedroom one** is a good size double bedroom with a box bay window to the front aspect
- **Bedroom two** is a good size double bedroom overlooking the rear garden
- **Bedroom three** is a good size single bedroom overlooking the rear garden
- **Family bathroom** finished in a stylish white suite incorporating a panelled bath with shower over, WC with concealed cistern, wall mounted wash hand basin with vanity storage beneath, tiled floor
- **The rear garden** measures approximately 40ft x 25ft, faces a southerly aspect and is fully enclosed
- Adjoining the rear of the property there is a **paved patio** with the remainder of the garden laid to lawn
- The property is also conveyed with **two allocated parking spaces**
- **Further benefits include;** double glazing, a gas fired heating system and the property now comes to the market with no onward chain

Balmoral Place is located in the heart of Ferndown’s town centre. Ferndown offers an excellent range of shopping, leisure and recreational facilities.

COUNCIL TAX BAND: D

EPC RATING: B

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 APPROX. FLOOR AREA 853 SQ.FT. (79.3 SQ.M.)

Whilst every attempt have 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 buyer. Produced by Swift Energies 07512 365 141
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GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

