

Dunedin Gardens

Ferndown, Dorset, BH22 9EQ



HEARNES

WHERE SERVICE COUNTS



“A 1,700 sq ft family home with a secluded west facing garden and double garage”

FREEHOLD GUIDE PRICE £550,000

This immaculately presented and generous sized four bedroom, one bathroom, one shower room, two reception room detached family home has a secluded west facing garden backing onto an orchard, double garage and driveway providing generous off-road parking.

This light and spacious 1,700 sq ft family home has undergone a number of recent improvements. The property is tucked away in a small select development and has the added advantage of a secluded west facing garden which backs onto an open green space.

- **A 1,700 sq ft four-bedroom detached family home with a secluded garden and double garage**

Ground Floor:

- **Entrance porch**
- **Entrance hall**
- **Cloakroom** finished in a white suite
- **22ft Kitchen/dining room** incorporating roll top work surfaces, central island unit, base and wall units, recess for a Rangemaster cooker with extractor canopy above, integrated dishwasher with extractor canopy above, integrated dishwasher, cupboard housing a replacement wall-mounted Worcester boiler, wooden flooring which continues throughout this family and entertaining space, space for a breakfast table and chairs, window overlooking the rear garden and a double glazed door leading out to a patio
- **Utility room** with sink unit, integrated full height fridge and freezer, recess and plumbing for a washing machine and wooden panelled flooring
- **Study/bedroom five** which is currently being used as a playroom
- **17ft Lounge** with a recently installed wood burner with a slate hearth and wooden mantel above

First Floor:

- Spacious **landing**
- **Bedroom one** is a generous sized 17ft bedroom with fitted wardrobes
- Recently refitted and spacious **en-suite shower room** incorporating a good sized corner shower cubicle with Aqualisa shower and chrome raindrop shower head, wc, wash hand basin with vanity storage beneath and fully tiled walls
- **Two further generous sized double bedrooms**
- **Bedroom four** is a good sized single bedroom, currently used as a dressing room with a fitted wardrobe
- Recently refitted and luxuriously appointed **bathroom** incorporating a contemporary bath with Aqualisa shower over, wc with concealed cistern, wash hand basin with vanity storage beneath and fully tiled walls
- **Further benefits** include double glazing and a gas-fired heating system with replacement boiler

COUNCIL TAX BAND: F

EPC RATING: C

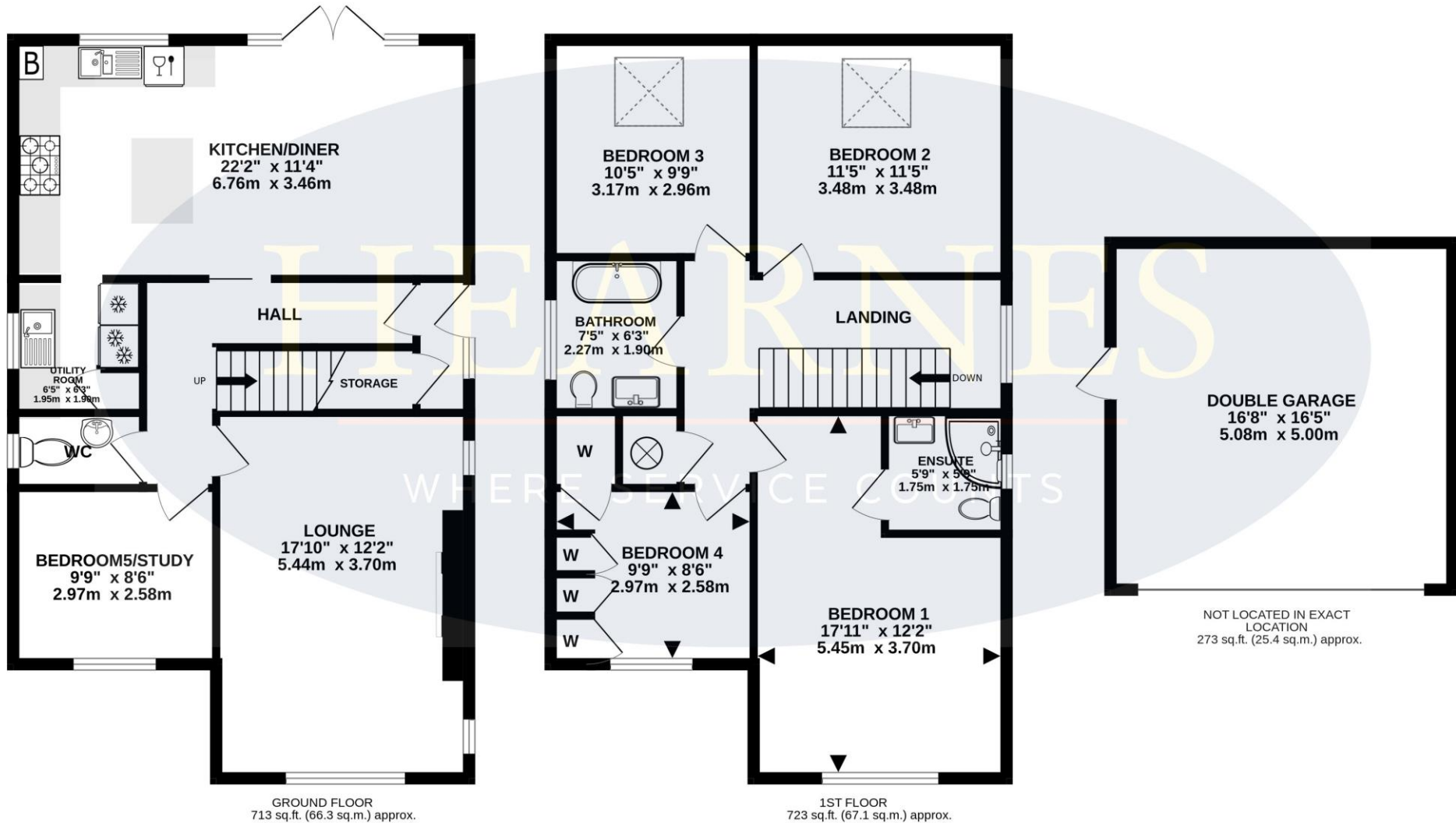




TOTAL FLOOR AREA : 1710 sq.ft. (158.8 sq.m.) approx.

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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Outside

- **Rear garden** which is a superb feature of the property as it measures approximately 40ft in length, faces a **westerly aspect** and offers an excellent degree of seclusion backing onto a paddock. Adjoining the rear of the property there is a paved patio, with the remainder of the garden laid to lawn. At the far end of the garden there is a timber decked seating area. A side gate opens onto a side driveway
- Side driveway providing generous **off-road parking** which in turn leads up to a double garage
- **Double garage** with a metal up and over door, light, power and a side personal door

Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located less than 1 mile away. The popular public House 'The Angel' is located approximately 250 meters away.



View over the adjoining orchard

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