

# Dorset Avenue

Ferndown, Dorset BH22 8HW



**HEARNES**

WHERE SERVICE COUNTS



# ***“A 1,650 sq ft versatile family home with a 55ft private, south facing garden”***

**FREEHOLD PRICE OIEO £520,000**

This generous sized and superbly positioned four bedroom, one bathroom, one shower room detached family home has a 55ft secluded, south facing rear garden with a detached single garage and driveway providing easy off road parking for several vehicles.

This conveniently located 1,650 sq ft family home offers light, spacious and versatile accommodation is situated in a sought after and convenient location. The property also now comes to the market with no onward chain.

- **1,650 sq ft Four bedroom detached family home with a secluded south facing rear garden and no chain**

## **Ground floor:**

- **A 20ft spacious entrance hall** with understairs cupboard
- **18ft Lounge area** with an exposed stone fireplace creating an attractive focal point of the room with stone built display mantles either side and an inset living flame coal effect gas fire, double glazed French doors lead out into the rear garden
- **Dining area** double glazed window overlooking the rear garden
- **Kitchen/breakfast room** incorporating roll top worksurfaces, base and wall units, recess and plumbing for washing machine and dishwasher, integrated oven, hob and extractor, recess for fridge, floor standing gas fired boiler, double glazed window to the side aspect and double glazed door leading out onto the side path
- **Double bedroom** which is currently being used as a dining room with a double glazed window to the front aspect
- **Office** additional double bedroom which has previously been used as an office
- **Family bathroom** finished in a white suite incorporating a panelled bath with shower over, wash hand basin with vanity storage beneath, WC with concealed cistern, fully tiled walls

## **First floor:**

- **Good size landing**
- **Bedroom one** is a generous sized 18ft bedroom benefitting from an excellent range of fitted bedroom furniture to include wardrobes, bedside cabinets, drawer storage and bedside table with double glazed window overlooking the rear garden
- **Bedroom two** is also a generous size double bedroom benefitting from fitted bedroom furniture to include wardrobes, bedside cabinets, drawer storage and dressing table, double glazed window to the front aspect
- **Family shower room** refitted in a white suite incorporating a good size walk-in shower area with Aqualisa shower, WC with concealed cistern, wash hand basin with vanity storage beneath, partly tiled walls

**COUNCIL TAX BAND: F**

**EPC RATING: E**





TOTAL FLOOR AREA : 1654 sq.ft. (153.7 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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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.





## Outside

- **The rear garden** measures approximately 55ft in length, faces a southerly aspect and offers an excellent degree of seclusion
- Adjoining the rear of the property there is a **paved patio**. The remainder of the garden is predominantly laid to lawn which is bordered by well stocked flower beds. At the far end of the garden there is a **greenhouse**
- **A side driveway** provides generous off road parking and in turn leads down to a detached single garage
- **Detached single garage** has a metal up and over door, light and power
- **Further benefits include;** double glazing, UPVC fascias and soffits, a gas fired heating system, security alarm and the property now comes to the market offered with no onward chain

There are a small selection of amenities in Glenmoor Road approximately 300 metres away. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located less than one mile away.



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