

Wollaton Road

Ferndown, Dorset, BH22 8QS



HEARNES

WHERE SERVICE COUNTS



“An executive family home occupying a good sized corner plot, offered with no chain”

FREEHOLD PRICE £675,000

This generous sized and superbly positioned four double bedroom, two shower room, one bathroom, three reception room detached family home has a double glazed conservatory overlooking a good sized and enclosed rear garden, with a double garage and driveway. Offered with no onward chain.

The property has been owned by the current owner since it was originally constructed in 2004 by Bryant Homes, who constructed all of the properties on the Camellias Estate. This particular home is the ‘Sherborne’ design. The Camellias Estate is a popular development conveniently situated for local amenities and is also located approximately ½ a mile from the popular ‘The Angel’ family Public House.

- **A 2,100 sq ft Four double bedroom detached family home on a good sized plot, with no chain**

Ground Floor:

- Good sized **entrance hall**
- Spacious **cloakroom** finished in a white suite
- Generous sized **lounge** with a bay window to the front aspect and feature limestone fireplace with living flame coal effect electric fire and double internal doors through to the dining room
- Separate **dining room** with French doors leading out to the conservatory
- Fully double glazed **conservatory** enjoying a pleasant outlook across the rear garden with French doors giving access. Heating allows for this room to be used all year round.
- **Kitchen** incorporating roll top work surfaces, base and wall units, integrated oven, grill, hob and extractor, recess and plumbing for a dishwasher, window overlooking the rear garden and an archway through to the breakfast area
- **Breakfast area** enjoying pleasant outlook over the rear garden, with a door leading through to the utility room
- **Utility room** with a recess and plumbing for a washing machine, sink unit, window overlooking the rear garden, a door leading out to the side path and internal door leading into the double garage
- **Study** with a window to the front aspect

First Floor

- **Bedroom one** is a generous sized 15ft x 15ft Dual aspect room, benefitting from three fitted double wardrobes
- **En-suite shower room** finished in a stylish white suite incorporating a good sized corner shower cubicle, pedestal wash hand basin and wc
- **Bedroom two** is a generous sized double bedroom benefitting from two fitted double wardrobes
- **En-suite shower room** finished in a stylish white suite, incorporating a corner shower cubicle, wc and pedestal wash hand basin
- **Bedroom three** is also a double bedroom, benefitting from a fitted double wardrobe
- **Bedroom four** is also a double bedroom with a fitted double wardrobe
- **Family bathroom** finished in a white suite incorporating a panelled bath with mixer taps and shower hose, pedestal wash hand basin and wc
- **Further benefits** include double glazing, security alarm, gas-fired heating system and the property now comes to the market offered with **no onward chain**

COUNCIL TAX BAND: G

EPC RATING: C

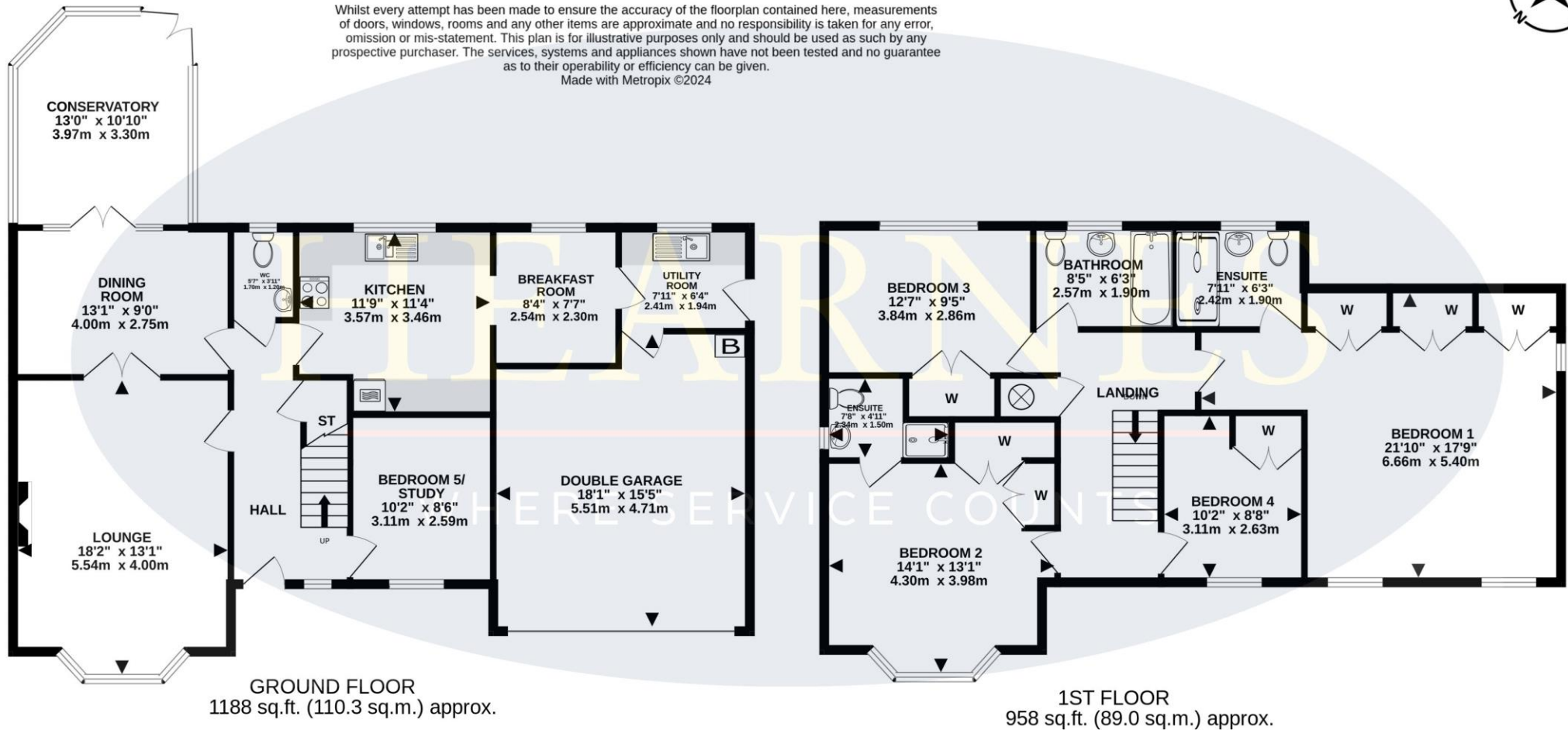






TOTAL FLOOR AREA : 2146 sq.ft. (199.4 sq.m.) approx.

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** is fully enclosed, measures approximately 45ft x 45ft. Adjoining the rear of the property there is a paved patio, with the remainder of the garden predominantly laid to lawn. Also within the garden there is a greenhouse and timber storage shed.
- A front driveway provides **off-road parking** and in turn leads up to an integral double garage
- **Double garage** with a remote control up and over door, wall-mounted gas-fired Worcester boiler, and internal door through to the utility room

There is a small selection of amenities to include a Tesco Express, hairdressers and launderette on Glenmoor Road approximately ½ a mile away. Ferndown offers an excellent range of shopping, leisure and recreational facilities, with the town centre located approximately 1 mile away.



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